



Baldwyns Court, DA5 2AY

£365,000

02088550212



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This spacious, split-level apartment offers a modern, house-like feel within a sleek, purpose-built development. Spanning two floors, the property features a large kitchen/breakfast room perfect for morning coffee and casual dining, alongside two generous bedrooms and a contemporary family bathroom. Complete with its own allocated parking space, this home provides the perfect balance of space, privacy, and convenience.



Approximate net internal area: 951.21 ft<sup>2</sup> / 88.37 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC