





An exceptionally spacious **THREE BEDROOM** top floor apartment, situated approximately one mile to the City centre and close to highly-regarded local **SCHOOLS**.

Guide Price: £375,000

The property offers excellent accommodation throughout to include a large living/dining room, a good-sized kitchen and would ideally suit a first time or investment buyer. The accommodation briefly comprises entrance hallway, living/dining room, kitchen, three bedrooms and bathroom. Communal gardens plus residents parking bays.

EPC Rating: TBC
Council Tax Band: C



**Collinson
Hall**



PLATS 35-40

Entrance Hall

Living Room 6.29m x 3.67m (20'8" x 12').

Kitchen 3.67m x 3.18m (12' x 10'5").

Bedroom 1 3.92m x 3.58m (12'10" x 11'9").

Bedroom 2 3.58m x 3.18m (11'9" x 10'5").

Bedroom 3 3.68m x 2.11m (12'1" x 6'11").

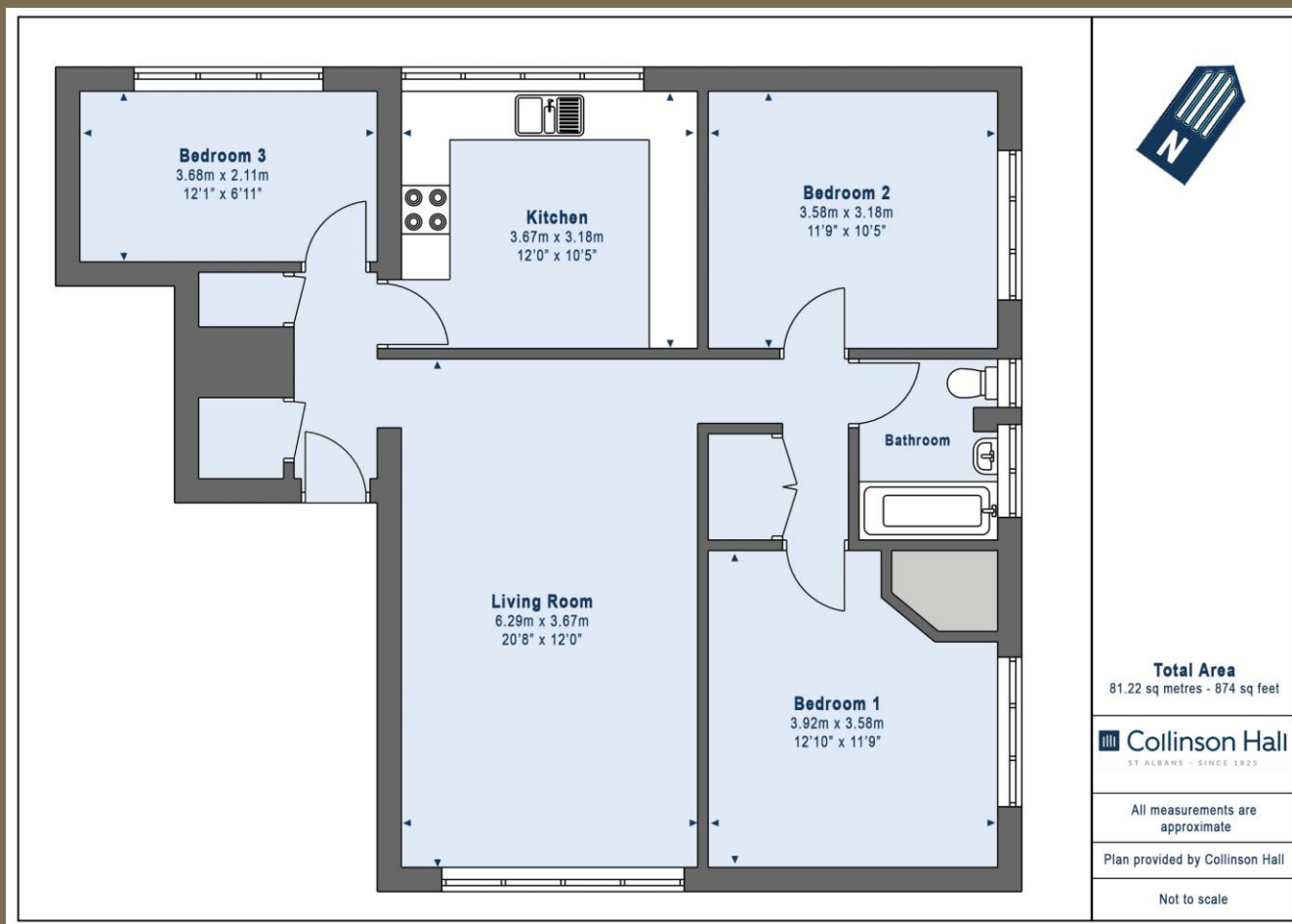
Storage

Bathroom

Communal Gardens

Residents Parking





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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