





**Offered for sale with A LARGE ROOF TERRACE AND NO UPPER CHAIN situated within a POPULAR DEVELOPMENT close to the vibrant city centre and mainline railway station is this SPACIOUS and well-presented LUXURY APARTMENT.**

**Asking Price: £375,000**

The property benefits from spacious accommodation and comprises an entrance hall with excellent storage area, two generous double bedrooms, bathroom and a fabulous open plan living room with modern kitchen area and large sun terrace spanning the full width of the property.

Externally the property benefits from well-maintained communal grounds and a secure underground parking space. This excellent property would be ideal for a busy commuter or investment buyer due to its excellent location.

EPC Rating: TBC

Council Tax Band: D

Lease Info: 999 Year Lease From 30th June 2008 Therefore 984 Years Left Remaining





Entrance Hall

Kitchen/Living Room *4.80m x 4.52m (15'9" x 14'10")*.

Bedroom 1 *4.18m x 2.83m (13'9" x 9'3")*.

Bedroom 2 *3.57m x 2.80m (11'9" x 9'2")*.

Storage

Shower Room

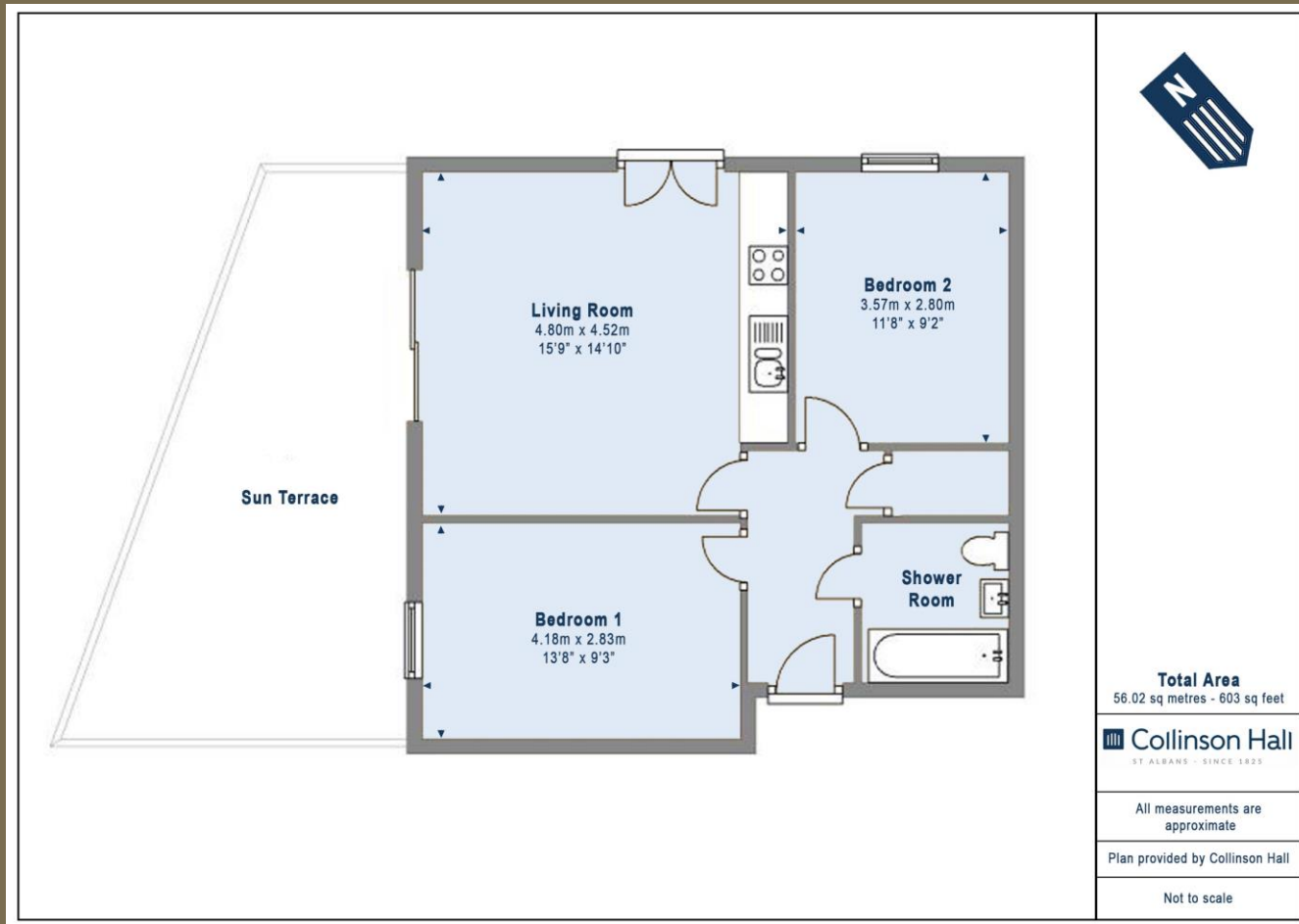
Sun Terrace

Underground Parking

Communal Gardens







**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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