







**A one bedroom FIRST FLOOR MAISONETTE** in this sought after **CENTRAL DEVELOPMENT**, situated within a short distance of a range of facilities including the **MAINLINE STATION** and a range of well-established shops and local eateries.

**Offers Over: £325,000**

This spacious property has been maintained to a high standard by the current owner and offers flexible accommodation. It comprises an entrance hall leading to the home's bright lounge/dining room, a well-maintained modern kitchen with a range of space for appliances, a spacious double bedroom with storage space, and a modern bathroom. The property has the benefit of a lease in excess of 900 years and also has access to street parking.

EPC Rating: TBC

Council Tax Band: C

Lease Information: 999 years from 25th of December 2002, 978 years remaining.





Entrance

Living/Dining 5.80m x 3.11m (19' x 10'2").

Kitchen 2.55m x 2.06m (8'4" x 6'9").

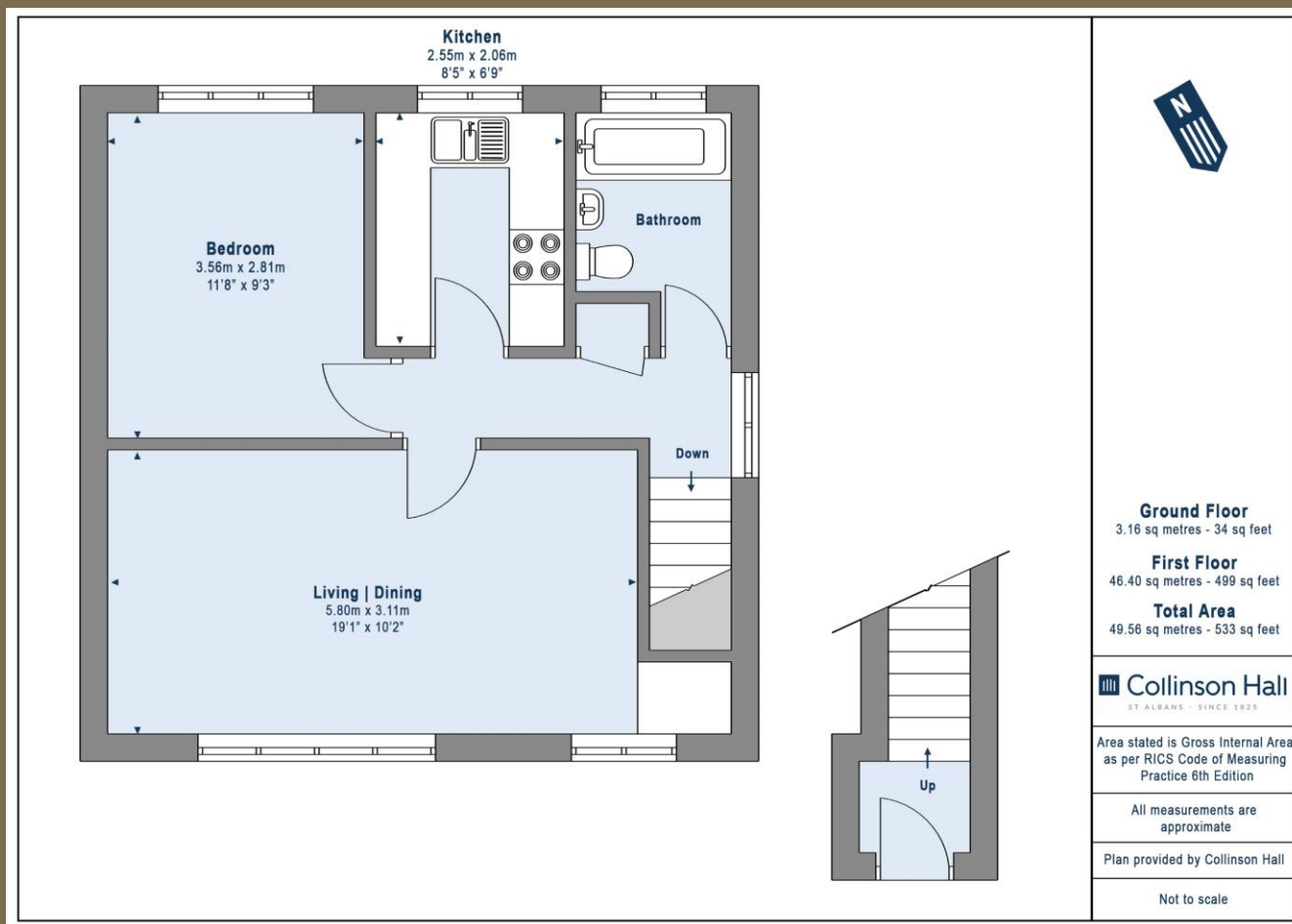
Bedroom 3.56m x 2.81m (11'8" x 9'3").

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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