





Situated within a purpose build block of apartments constructed circa 2006 this **SPACIOUS GROUND FLOOR** apartment boasts **OVER 700** square feet of well-presented living space, with **DIRECT ACCESS** onto the residential **GARDEN**.

Guide Price: £300,000

This spacious apartment offers light and airy living space and has been updated since purchase, with new carpets and a complete redecoration throughout. The accommodation includes ample storage in the hallway, a great-sized lounge with defined living and dining areas, and benefits from double doors out onto communal grounds, a modern kitchen with fitted appliances including a fridge/freezer, dishwasher, and cooking facilities. There are two genuine double bedrooms with an en-suite to the main bedroom, along with a stylish bathroom. Externally, this property enjoys direct access to well-kept communal rounds and also has an extra wide allocated parking space in the secure, underground carpark.

EPC Rating: C 74

Council Tax Band: D

Lease Information: 125 years from 1st of January 2006, 106 years remaining.





Entrance Hall

Storage

Kitchen/Living/Dining 6.62m x 4.88m (21'9" x 16').

Bedroom 1 3.53m x 2.94m (11'7" x 9'8").

Ensuite Shower Room

Bedroom 2 3.57m x 2.89m (11'9" x 9'6").

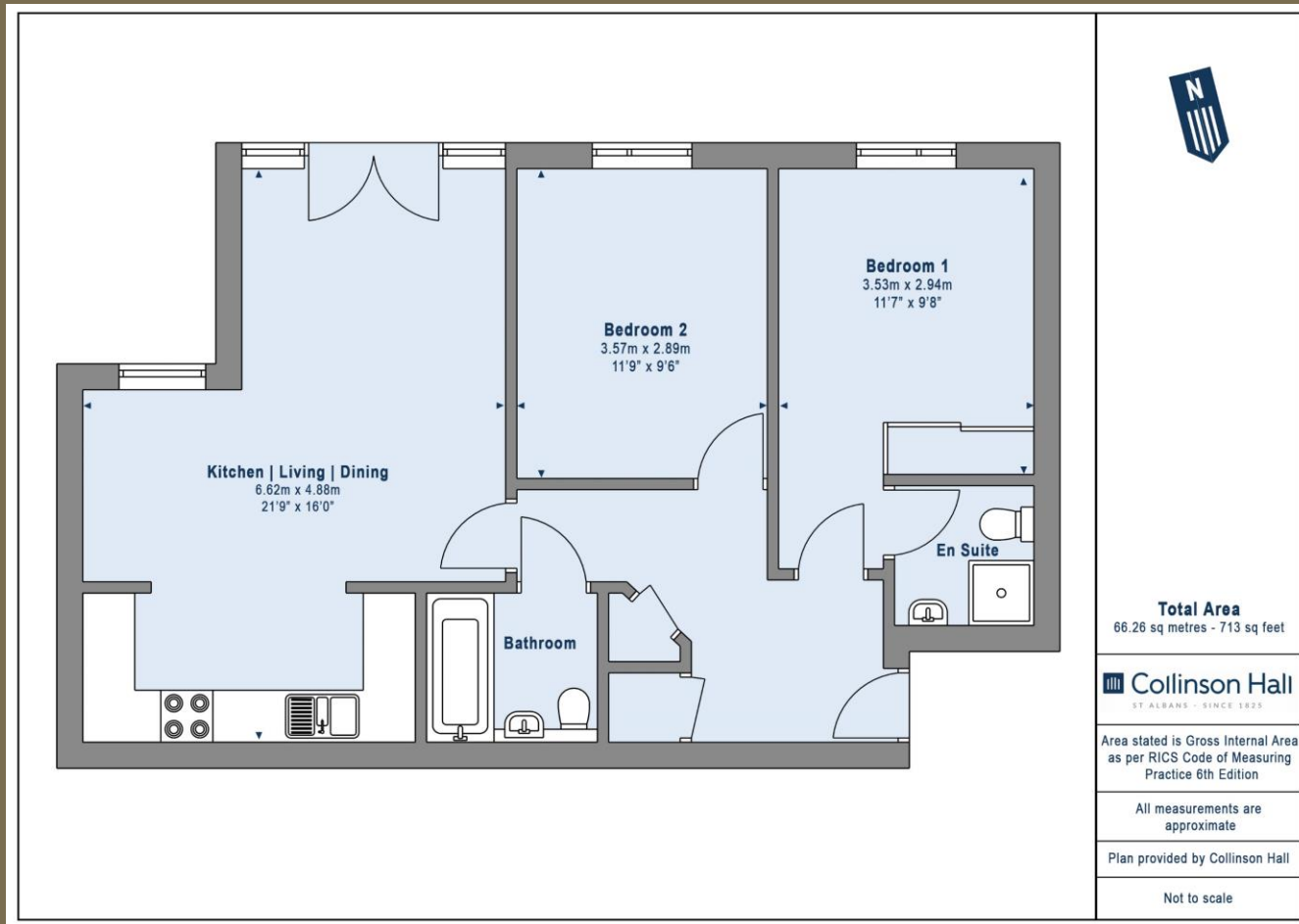
Bathroom

Communal Garden

Underground Parking Space







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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