





An **IMMACULATE** ground-floor property offering a comfortable and convenient lifestyle with a **CONTEMPORARY DESIGN** and **EXCEPTIONAL FEATURES**.

**Guide Price: £325,000**

Featuring a vaulted ceiling, this wonderful loft house-style property comprises a large open-plan kitchen/living room; the well-appointed kitchen boasts high-end appliances and ample storage, whilst the living area is bathed in natural light, providing the perfect space for relaxation.

There is a spacious double bedroom with an open mezzanine above, ideal for storage, and a modern bathroom. This remarkable home benefits from one parking space, stylish communal ground as well as space for bicycles. Situated in a sought-after location, with easy access to local amenities, shops, and transport links, this apartment presents an excellent opportunity for first-time buyers or investors alike.

EPC Rating: E 52

Council Tax Band: C

Lease Information: 125 years commencing on 1 January 2018, 118 years remaining.





Entrance Hall

Kitchen/Living/Dining 4.86m x 4.81m (15'11" x 15'9").

Bedroom 3.67m x 3.09m (12' x 10'2").

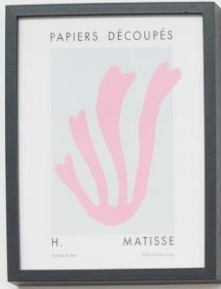
Bathroom

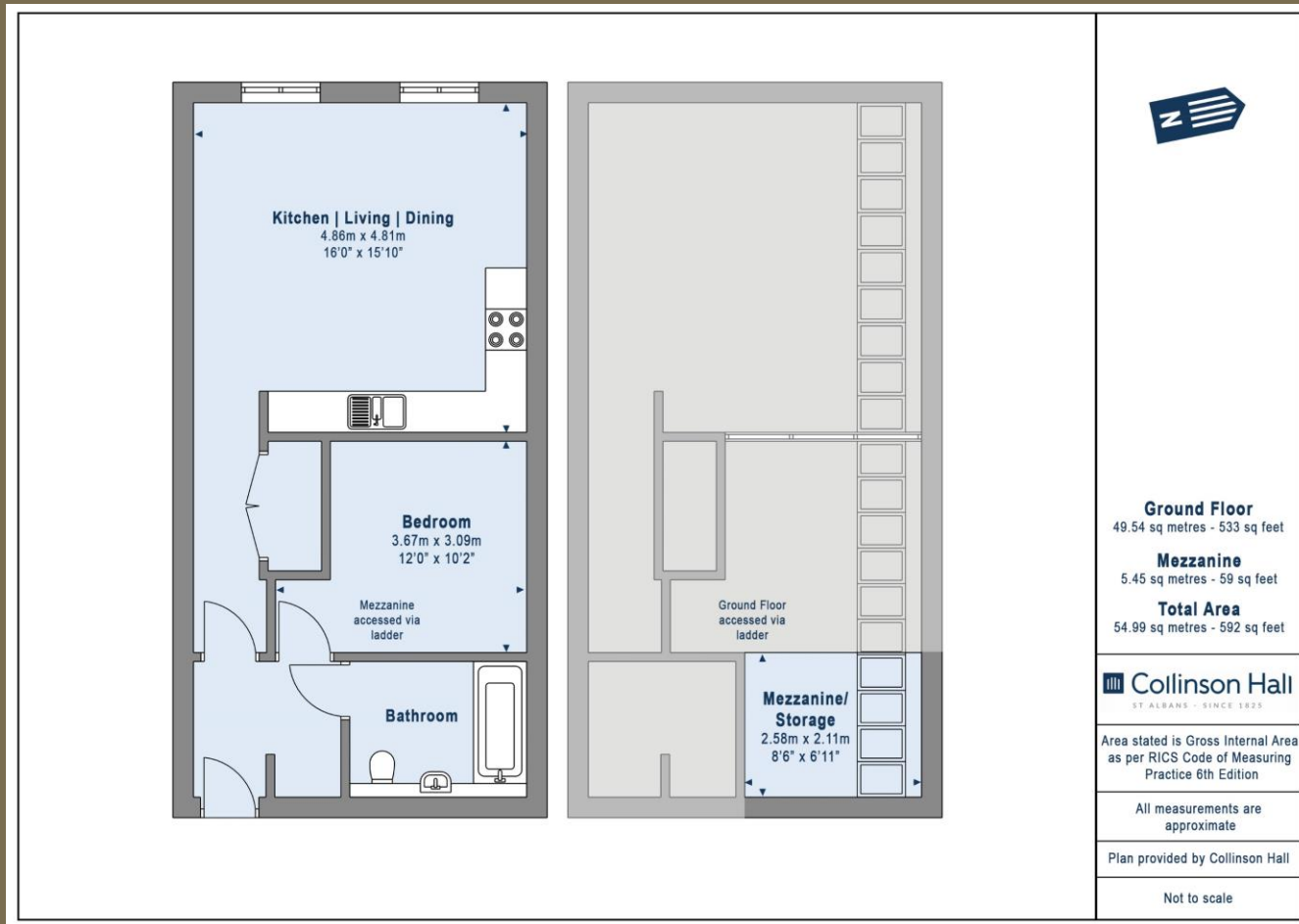
Mezzanine/Storage 2.58m x 2.11m (8'6" x 6'11").

Allocated 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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