









A stunning EXECUTIVE apartment in PRISTINE CONDITION with PARKING, just a short walk from the mainline railway station and walking distance to the vibrant CITY CENTRE which has a wide variety of independent and nationally represented restaurants, shops and leisure facilities including a superb independent cinema. A delightful apartment boasting, TWO BEDROOMS and TWO BATHROOMS.

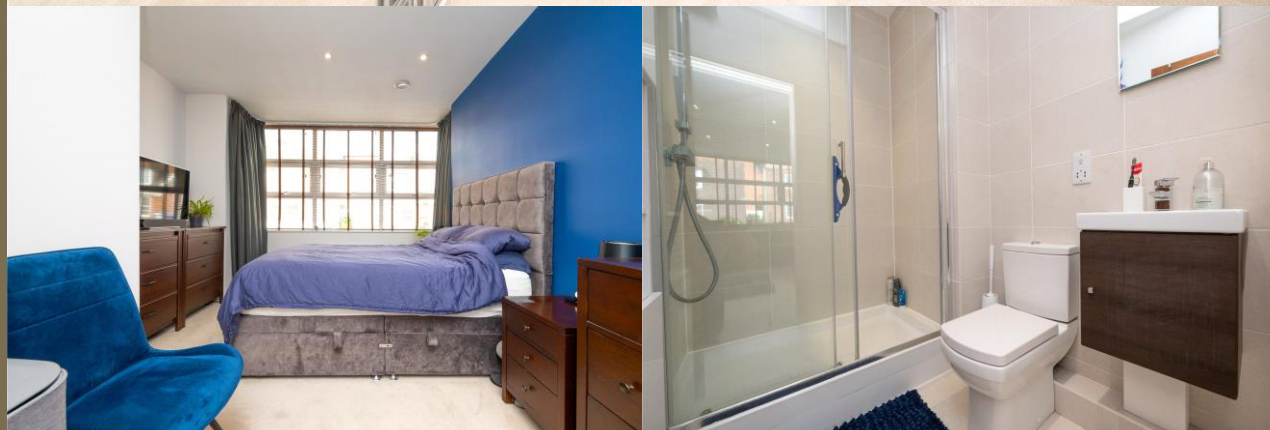
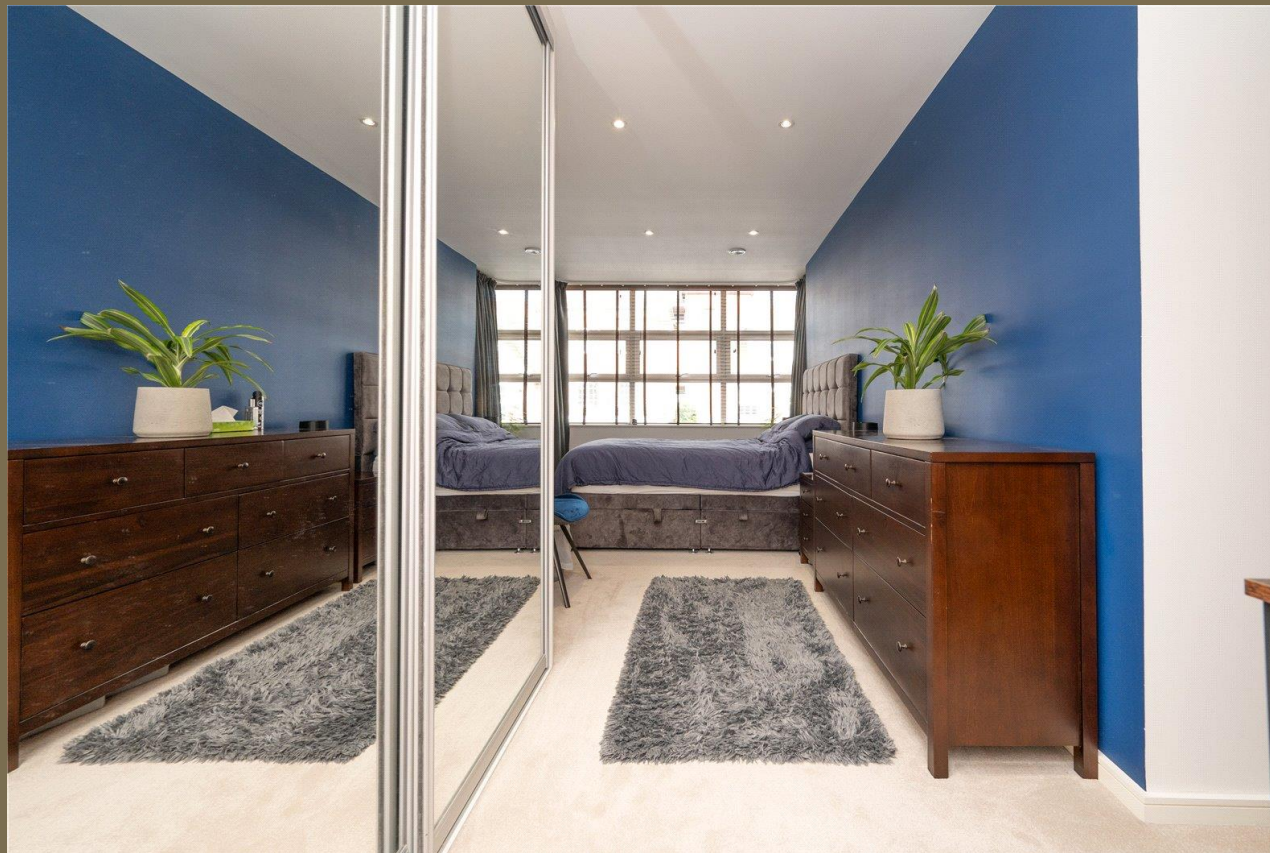
**Guide Price: £475,000**

This spacious, first floor apartment offer living space approaching 850 square feet with stunning open plan lounge, dining, kitchen with central island and fitted appliances. There is stylish en-suite shower to the principle bedroom along with a main bathroom. Outside the property benefits from covered parking for one vehicle, security entry system and lift serving all floors.

EPC Rating: E 45

Council Tax Band: E

Lease Information: 125 years from the 29 September 2015, 116 years remaining.









Entrance Hall

Kitchen/Dining/Living 8.33m x 5.13m (27'4" x 16'10").

Bedroom 1 6.10m x 3.35m (20' x 11').

Ensuite Shower Room

Bedroom 2 4.80m x 2.65m (15'9" x 8'8").

Bathroom

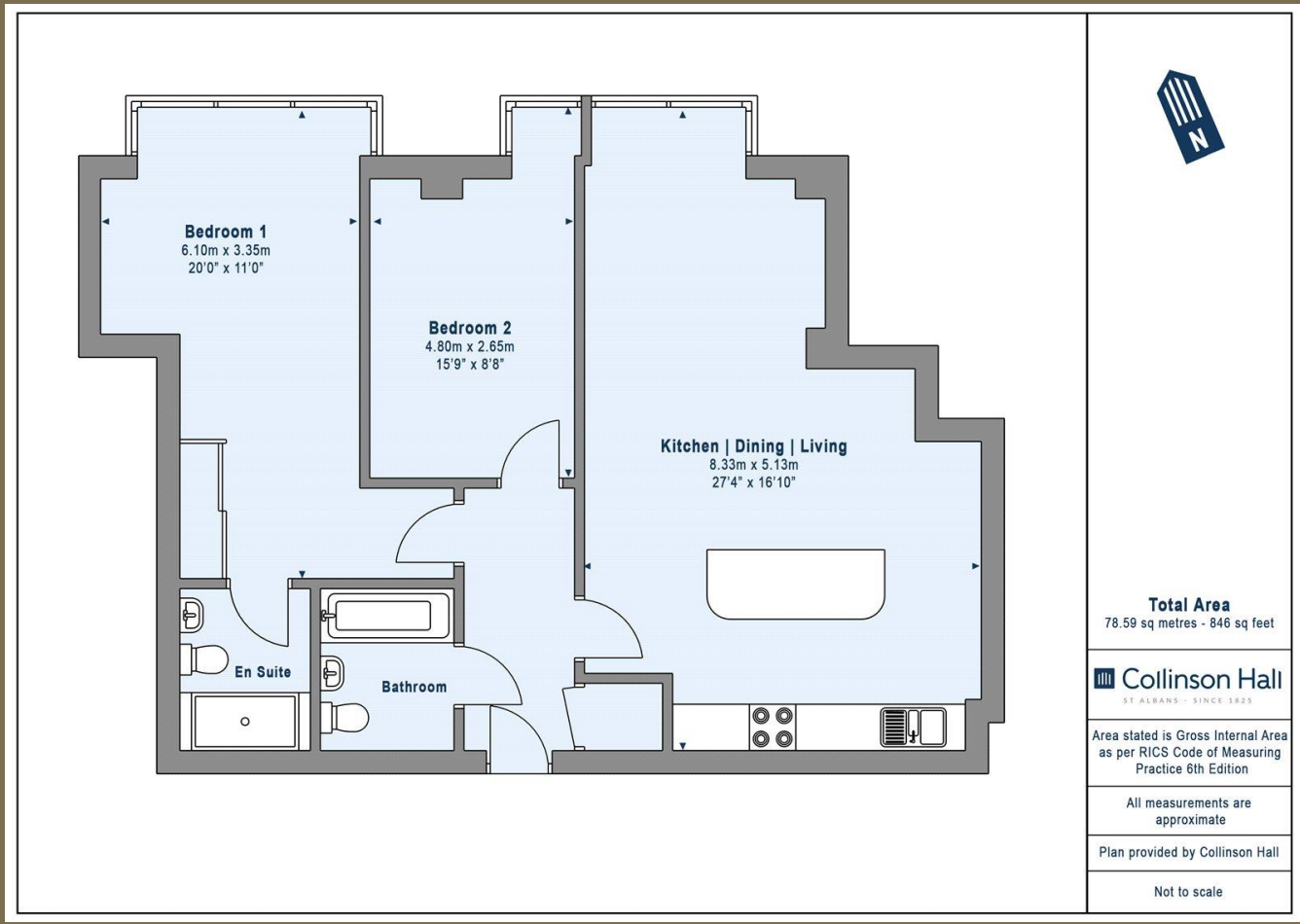
Parking Space











**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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