





Ideally located just off the historic Watling Street, this spacious **FIRST FLOOR MAISONETTE** offers comfortable and well-connected living in a desirable area. The property benefits from close proximity to various shopping facilities, green open spaces, and highly regarded **LOCAL SCHOOLS**.

Offers Over: £275,000

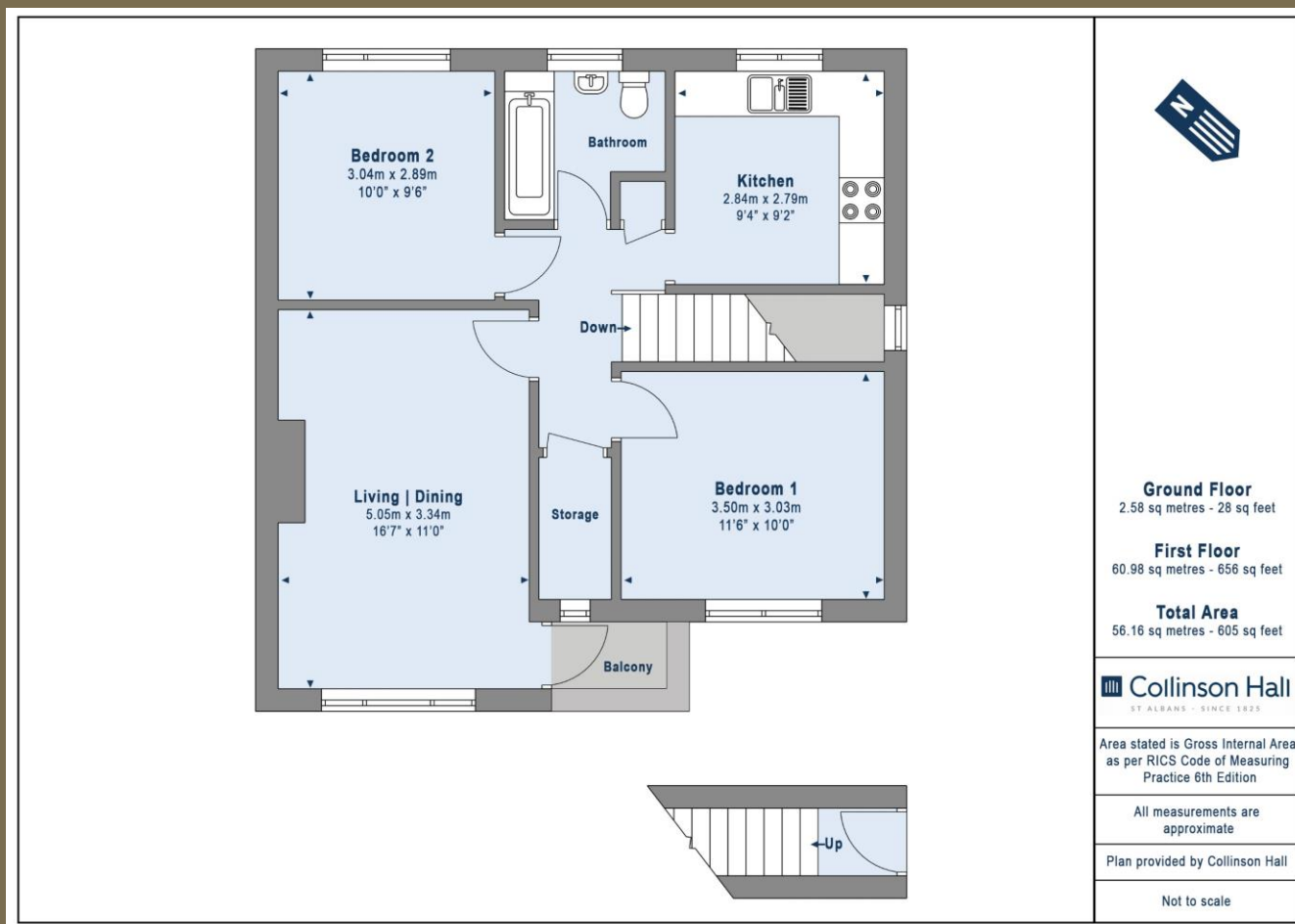
Offering a generous layout and comfortable living space, this two-bedroom first-floor apartment presents an excellent opportunity for buyers seeking a well-sized home with practical features and scope to personalise. With over 600 sq ft of internal space, the property benefits from a large open-plan living and dining area, separate fitted kitchen, two double bedrooms, a modern bathroom, and private balcony area. Additional benefits include a private entrance, internal storage room, and a well-balanced layout ideal for everyday living. Conveniently situated with access to local amenities and transport links.

EPC Rating: TBC

Council Tax Band: C

Lease Information: 90 years from 29 September 1993, 58 years remaining.





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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