





**A modern, TWO BEDROOM, apartment situated in a PRESTIGIOUS DEVELOPMENT of just 12 apartments behind electric gates. Benefits include a LIFT, a security entryphone system, gas central heating and SASH STYLE double glazing. This apartment also has an allocated PARKING space and provides ample visitor bays.**

**Guide Price: £425,000**

With the added benefit of a lift rising to all floors, this bright accommodation includes a spacious lounge with a beautiful bay-style window and a fully fitted kitchen decorated in neutral tones with fitted appliances. This apartment further benefits from two double bedrooms, with the principle bedroom benefiting from fitted wardrobes and a modern en suite bathroom complete with a shower enclosure. The main bathroom is fully tiled with a shower attachment over the bath. This apartment has an allocated parking space and provides visitor bays.

EPC Rating: B 83

Council Tax Band: E

Lease Information: 125 years from 1 September 2004 with 104 years remaining.



Entrance Hall

Living/Dining Room 4.86m x 4.24m (15'11" x 13'11").

Kitchen 4.17m x 3.01m (13'8" x 9'11").

Bedroom 1 3.81m x 3.50m (12'6" x 11'6").

Ensuite Bathroom

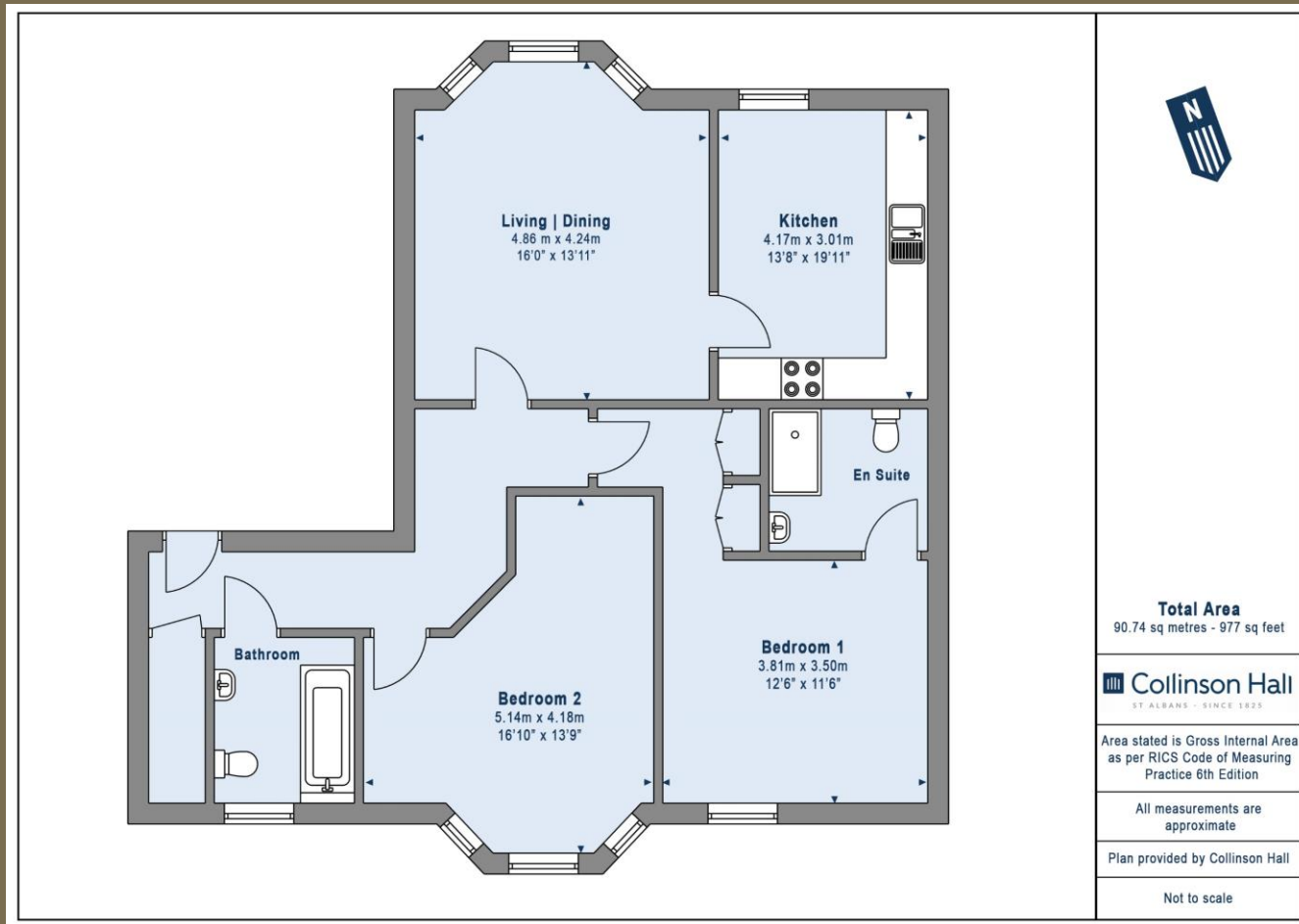
Bedroom 2 5.14m x 4.18m (16'10" x 13'9").

Bathroom





5 6 11 12



**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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