





This is a rare opportunity to purchase this **FIRST FLOOR APARTMENT** on a lovely **CUL-DE-SAC**, positioned within a highly sought-after and established residential development. It is close to **REPUTABLE SCHOOLS** and has fantastic facilities, including **COMMUNAL GARDENS** and a **SWIMMING POOL**.

**Guide Price: £450,000**

This spacious apartment, totalling over 1,000 square feet, features two double bedrooms, a large lounge with a range of south-facing windows that create an exceptionally bright atmosphere, a separate dining room, and a kitchen. It also includes a study, a cloakroom, and a walk-in storage room. The outdoor grounds are immaculate, featuring striped lawns, well-maintained borders filled with plants, and plenty of parking space. Additionally, the property comes with a garage located in a nearby block. Residents can also enjoy an indoor swimming pool, which adds to the appeal of the well-kept grounds. The Dell is conveniently located just off Sandpit Lane, within easy reach of Marshalswick Quadrant, where you can find a variety of local shops, a petrol station, and an M&S food hall.

EPC Rating: TBC  
Council Tax Band: E





Entrance Hall

Cloakroom

Living Room 6.66m x 4.26m (21'10" x 14').

Dining Room 3.88m x 2.09m (12'9" x 6'10").

Kitchen 3.88m x 2.31m (12'9" x 7'7").

Bedroom 1 4.26m x 3.36m (14' x 11').

Bedroom 2 3.36m x 3.27m (11' x 10'9").

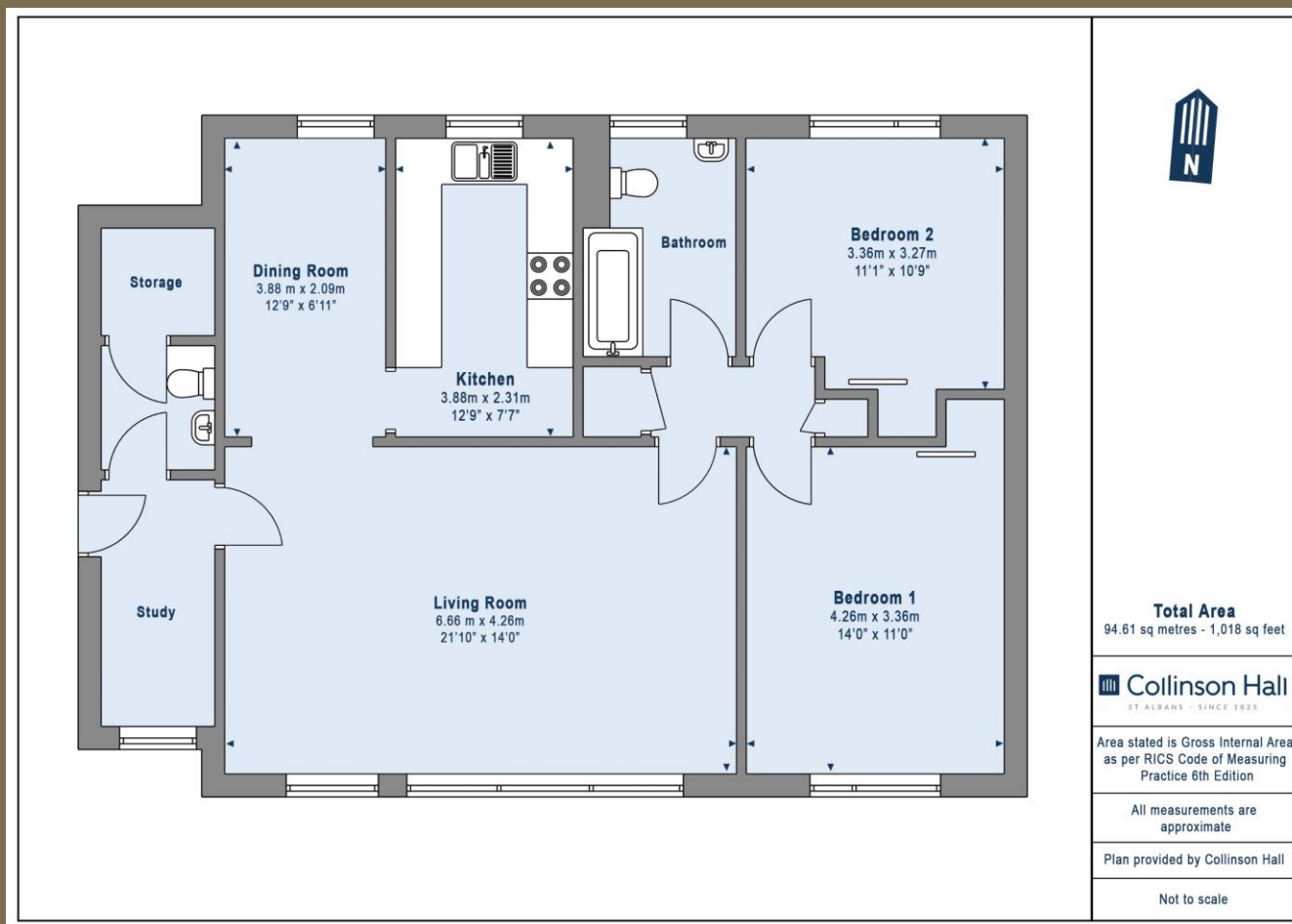
Bathroom

Storage

Study

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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