







Offered for sale **CHAIN FREE**, is this beautifully presented **TWO BEDROOM** apartment forming part of an attractive, purpose built, residential development just off London Road, **WITHIN WALKING DISTANCE** to the mainline station. The property has a **SPACIOUS** feel and benefits from meticulously cared for, communal grounds and **ALLOCATED PARKING**.

**Guide Price: £325,000**

This ground floor apartment features two bedrooms, including a main bedroom with an en-suite shower room. It also has a family bathroom and a spacious, well-appointed living room with an open-plan kitchen, which comes equipped with several appliances, including a dishwasher and a fridge/freezer. The property offers in excess of 665 square feet of living space and is available with no upper chain, making it ready for immediate move-in. Outside, the well-maintained grounds include communal lawns, a discreet bin storage area, and parking options for both residents and visitors. The apartment comes with one allocated parking space.

EPC Rating: B 81

Council Tax Band: D

Lease Information: 125 years from 1 January 2008, 107 years remaining.









Entrance Hall

Kitchen/Living Room  $5.76m \times 4.88m$  (18'11" x 16').

Bedroom 1  $3.45m \times 3.27m$  (11'4" x 10'9").

Ensuite Bathroom

Bedroom 2  $3.22m \times 2.07m$  (10'7" x 6'9").

Communal Gardens

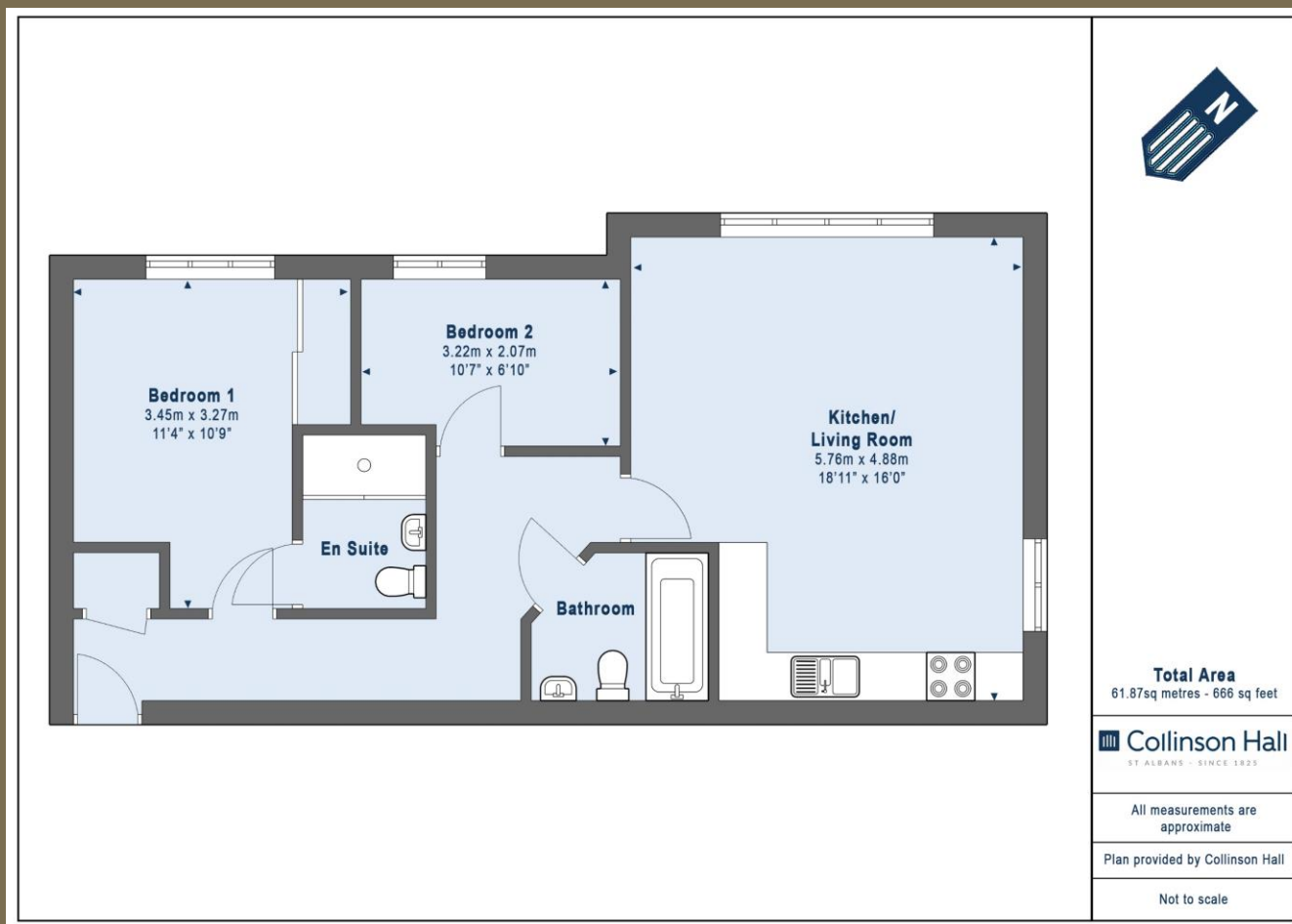
Allocated Parking











#### 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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