









**Offered for sale with NO ONWARD CHAIN, this spacious and beautifully presented three-bedroom GROUND FLOOR apartment is set in a HIGHLY SOUGHT-AFTER, CENTRAL LOCATION, just moments from the vibrant city centre and WITHIN EASY WALKING DISTANCE of the mainline railway station.**

**Guide Price: £450,000**

Weyver Court is a sought-after development on Avenue Road, and this well-presented three-bedroom apartment offers approximately 900 sq ft of spacious accommodation. Offered for sale with no onward chain, it enjoys a prime central location close to the vibrant city centre and within easy walking distance of the mainline railway station. The property features a welcoming entrance hall, three good-sized bedrooms, a modern bathroom, a well-appointed kitchen, and a bright, generous living room with doors opening onto a sun terrace, perfect for relaxing or entertaining. Outside, residents benefit from well-maintained communal grounds, a garage, and residents' parking. Viewing is highly recommended to fully appreciate the space and versatility on offer.

EPC Rating: TBC

Council Tax Band: D

Lease Information: 200 years from 25 March 1965, with 139 years remaining.



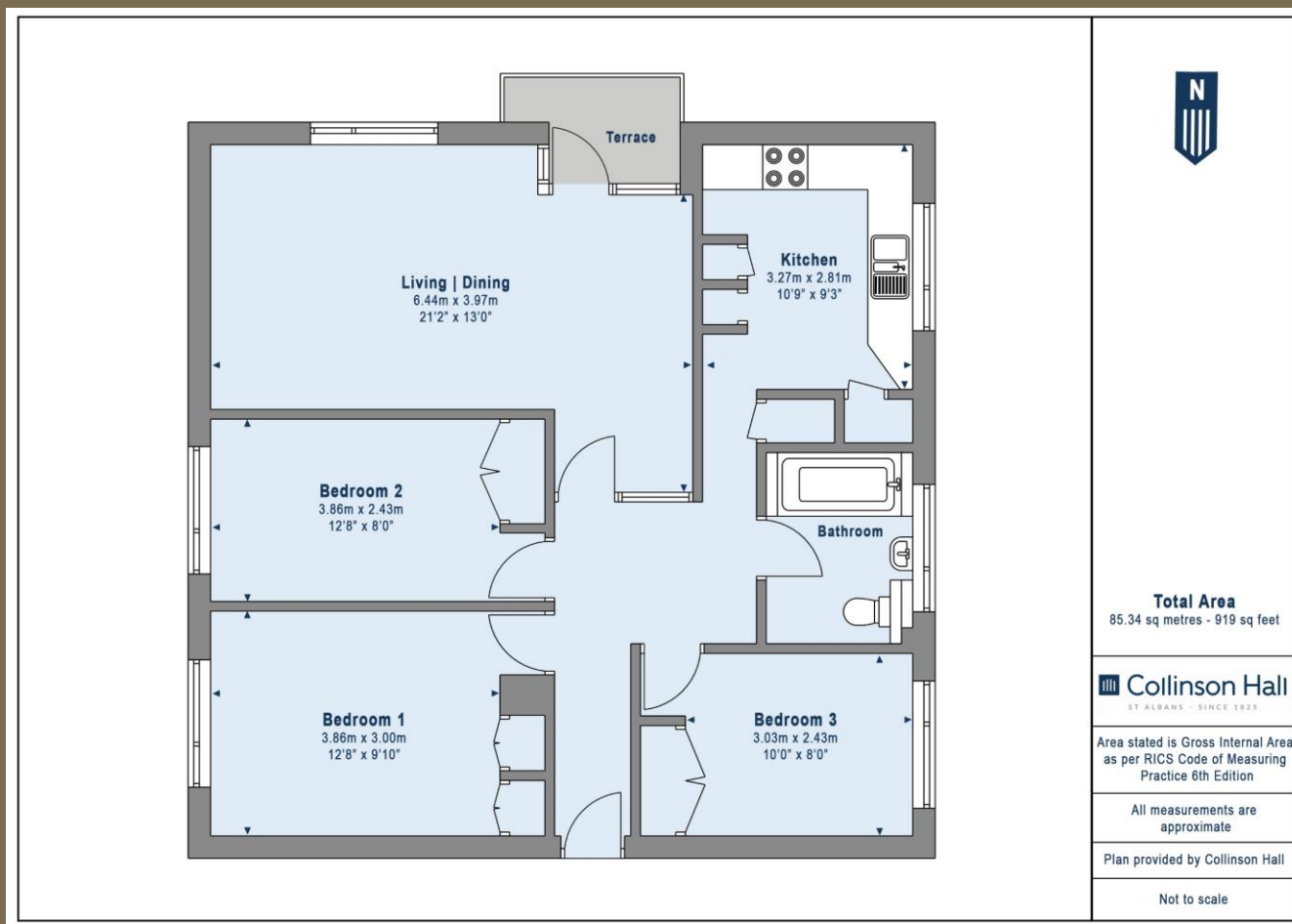












#### PLEASE NOTE

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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