







Don't miss out on this exquisite, **TWO DOUBLE BEDROOM, TWO BATHROOM**, second-floor apartment with **ALLOCATED PARKING** and use of **ON-SITE GYMNASIUM**. It is situated in a **PRESTIGIOUS MODERN DEVELOPMENT**, within a short walk of the mainline railway station and moments from the **VIBRANT CITY CENTRE**. Offered for sale with **NO CHAIN**, one not to miss!

**Guide Price: £435,000**

The property has been kept to an excellent standard by the current occupier and offers spacious, well-planned accommodation.

We enter into the bright entrance hall, which leads to the large lounge dining room with its lovely far stretching views. From here, we find a stylish modern kitchen space with a range of fitted appliances.

The principal bedroom is modern and light with fabulous mirrored fitted wardrobes and an en-suite bathroom. There is also a generous second bedroom and additional principal bathroom.

Externally there is access to residents parking, communal green spaces, and use of the gym.









## SECOND FLOOR

Entrance Hall

Bathroom

Kitchen/Living Room 7.63m x 3.80m (25' x 12'6").

Bedroom 2 4.52m x 2.66m (14'10" x 8'9").

Bedroom 1 5.71m x 2.61m (18'9" x 8'7").

Ensuite Bathroom

## OUTSIDE

Residents parking

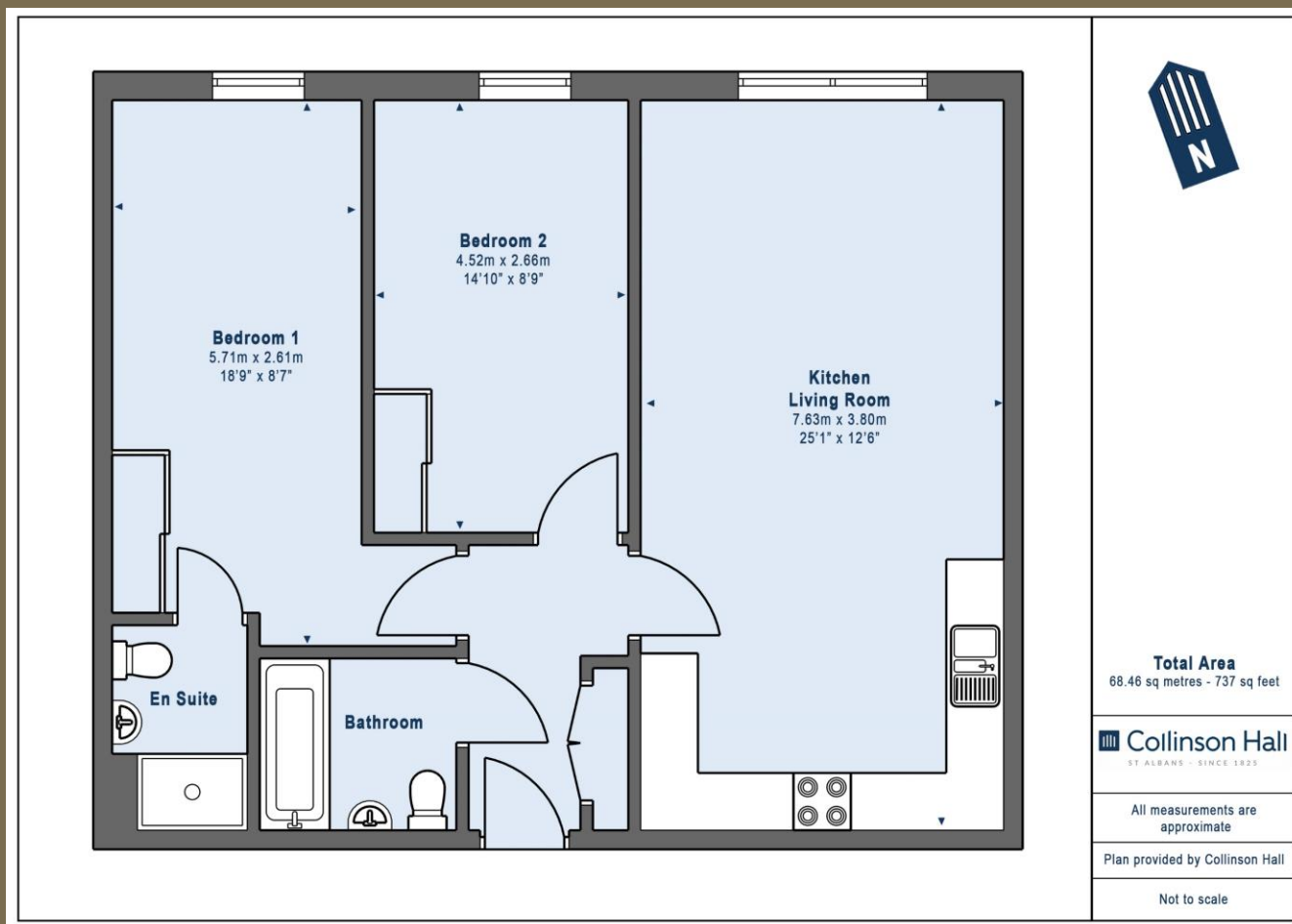
Communal green spaces

Gymnasium.









#### 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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