







**Benefitting from SHARE OF THE FREEHOLD and offered for sale with NO UPPER CHAIN is this well presented one bedroom first floor apartment CENTRALLY LOCATED GATED MEWS development, close to excellent amenities and WALKING DISTANCE to the vibrant city centre and mainline station.**

**Guide Price: £325,000**

The accommodation comprises an entrance hall with storage cupboard, double bedroom, bathroom, spacious living room and a separate kitchen. The property also benefits from access to a part boarded loft space which is ideal for storage. Externally the property benefits from an allocated parking space.

EPC Rating: C 75

Council Tax Band: D









Entrance Hall

Living Room 4.72m x 4.11m (15'6" x 13'6").

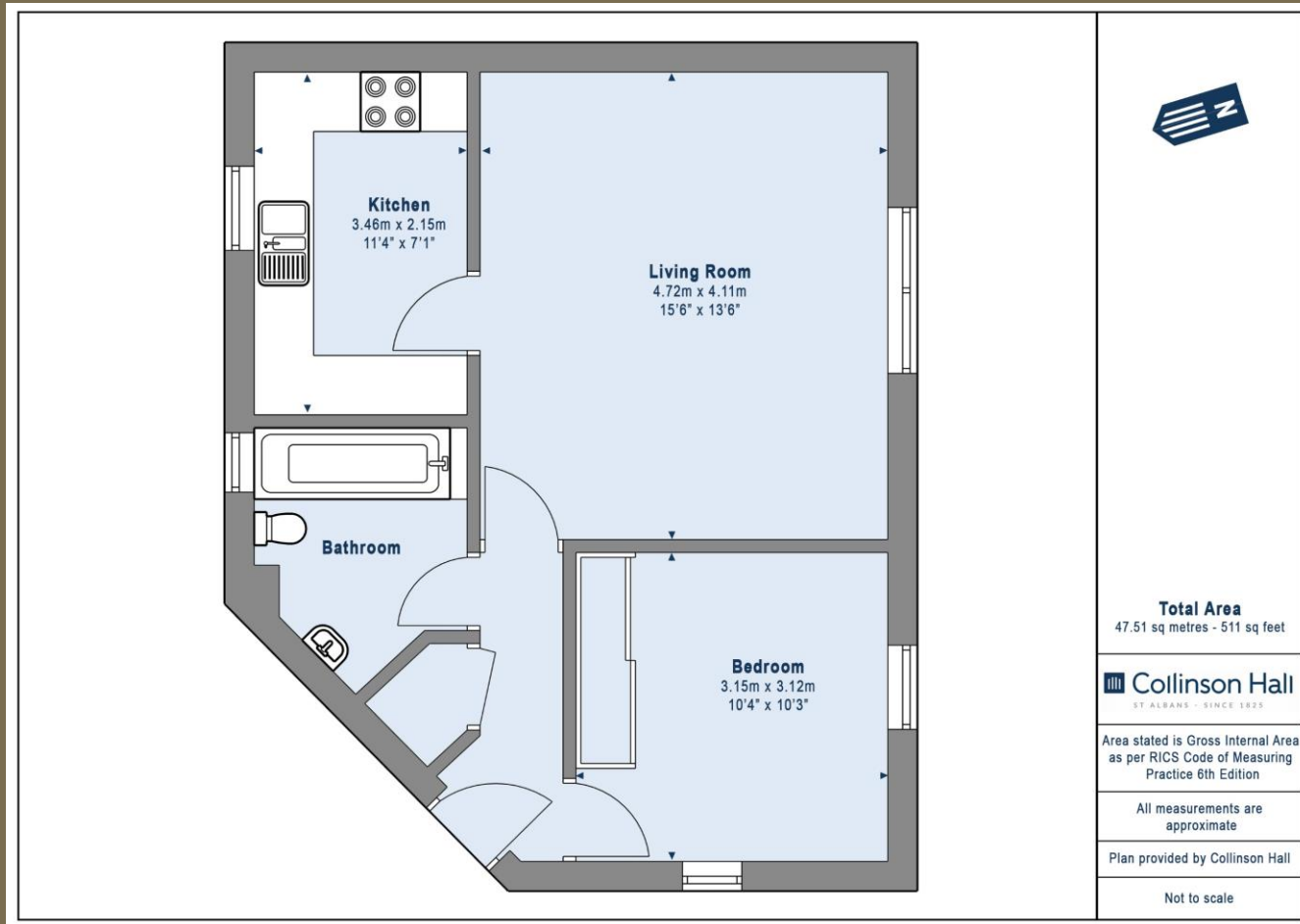
Kitchen 3.46m x 2.15m (11'4" x 7'1").

Bedroom 3.15m x 3.12m (10'4" x 10'3").

Bathroom

Private 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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