



 **2**
Bedrooms

 **2**
Bathrooms



We are delighted to offer for sale this exceptionally well presented two double bedroom apartment which has been lovingly well kept by its current owner and is located on the 5th floor (with lift) of this modern apartment block. The property benefits from two bathrooms (one en-suite), a large lounge with open plan kitchen, wood laminate flooring, a balcony and an allocated parking space.

With a long lease remaining this property is ideal for any first time buyer.

Lounge Area 4.2m x 3.5m (13' 9" x 11' 6") (MAX)

Kitchen 2.9m x 2.5m (9' 6" x 8' 2") (MAX)

Bedroom 1 4.5m x 3.1m (14' 9" x 10' 2")

En-Suite Shower Room 2.3m x 1.6m (7' 7" x 5' 3")

Bedroom 2 3.3m x 2.6m (10' 10" x 8' 6")

Main Bathroom 2.2m x 1.9m (7' 3" x 6' 3")

Allocated Parking

Allocated parking in secure electric gated car park

Leasehold

192 Years Unexpired Term - As advised by Vendor

Service Charge

£1400.00 P/A - As advised by Vendor

Ground Rent

£350.00 P/A - As advised by Vendor



AWAITING FLOORPLAN

