





This stunning apartment, located in a popular area and historic development, offers modern living in a prime location just a short walk from the town centre and train station. The stylish and versatile accommodation includes a mezzanine bedroom, a bright open-plan living area, a kitchen diner, and a bathroom with a dressing area. With communal outdoor spaces and a private car park featuring an allocated space, this apartment truly must be seen to be appreciated.



Accommodation

Accommodation Description

The property is accessed via a communal entrance area, which leads to the upper floors. Upon entering the apartment, the entrance hall provides a warm and inviting space with access to the main living areas.

The kitchen diner is well-appointed with modern fixtures, offering ample space for both cooking and dining. Adjacent to this, a cloakroom WC adds convenience for guests. The highlight of the home is the spacious and light-filled open-plan living area, perfect for relaxing or entertaining. The high ceilings enhance the sense of space, and stairs lead to the mezzanine bedroom, a unique and private sleeping area that adds charm and character to the property.

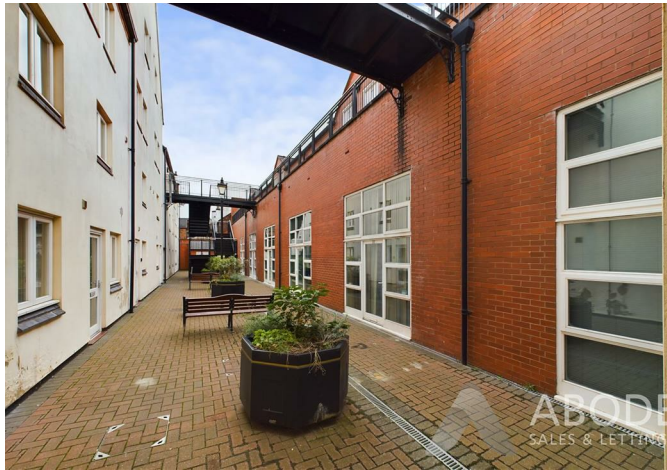
The bathroom is sleek and modern, featuring a three-piece suite, including a bath with shower over, a WC, and a wash hand basin. The adjacent dressing area provides additional storage, adding functionality to the home.

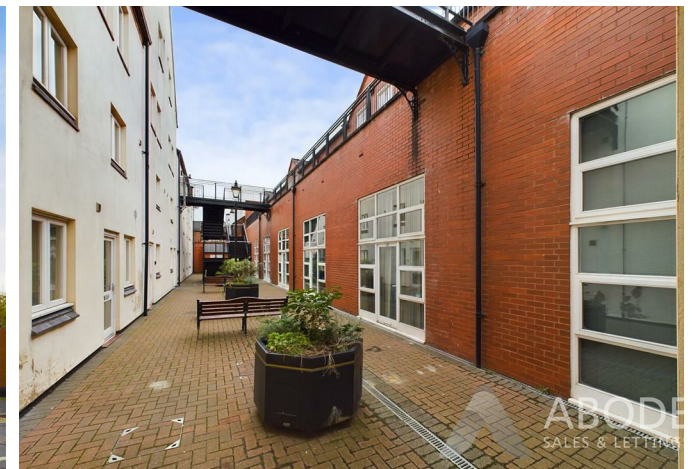
Outside, the development offers spacious communal areas for residents to enjoy, along with a private car park where the apartment benefits from an allocated space. This exceptional apartment combines contemporary living with a fantastic location, making it an ideal choice for a wide range of buyers.

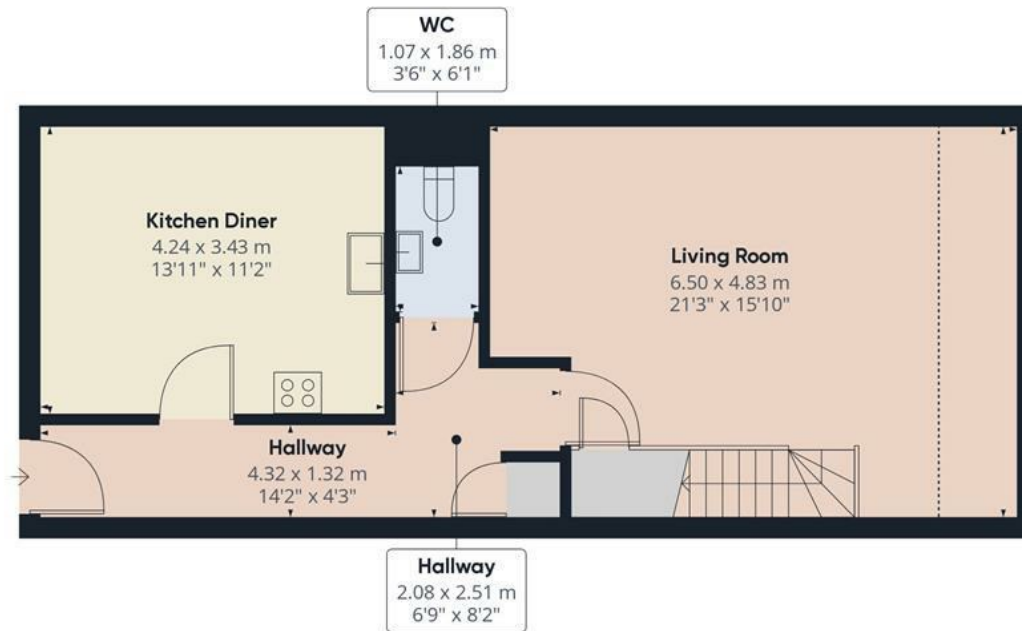












Floor 0



Floor 1

Approximate total area⁽¹⁾

74.29 m²
799.64 ft²

Reduced headroom

5.91 m²
63.63 ft²

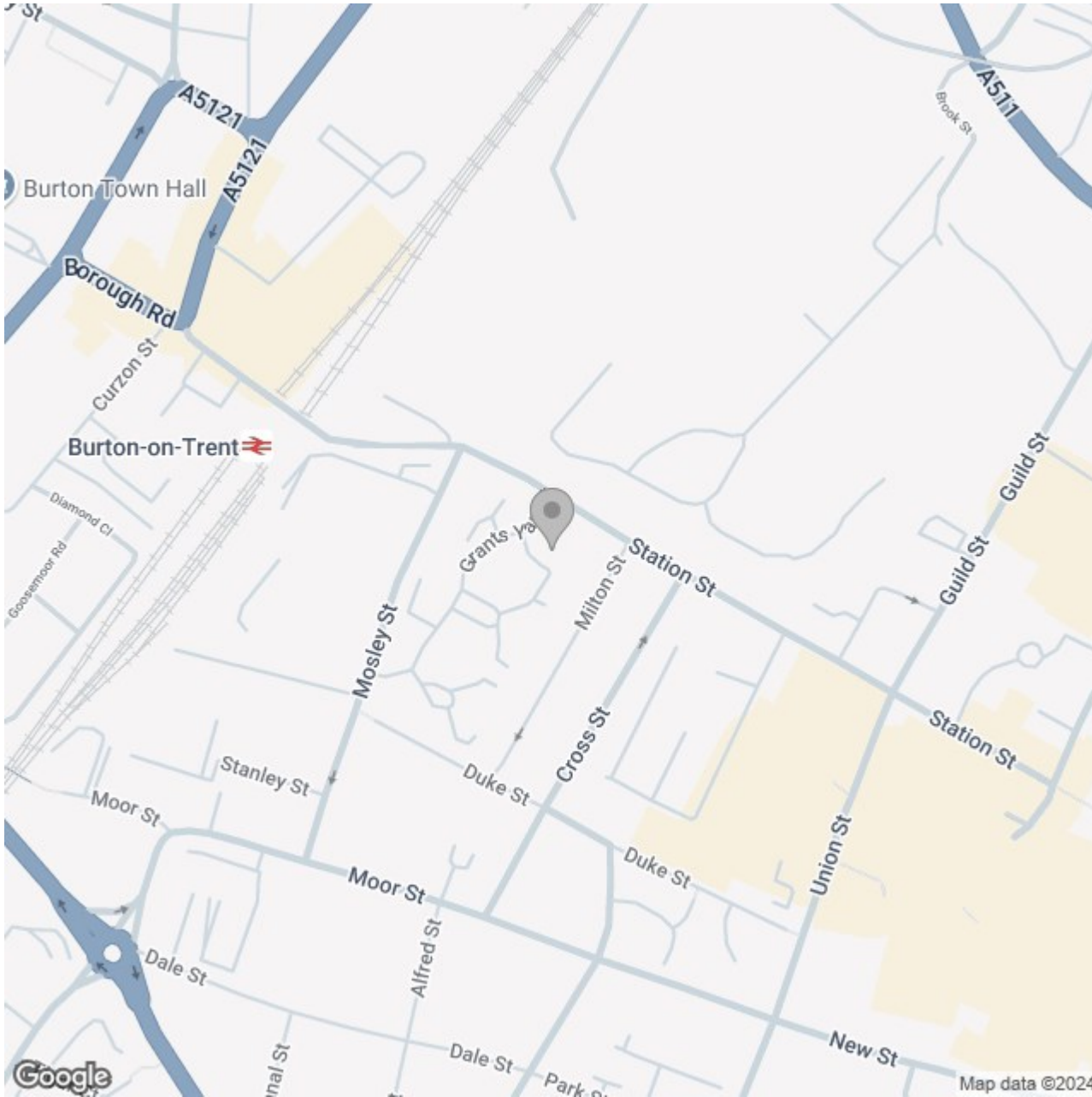
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	