





**\*\* INVESTORS ONLY\*\* \*\*CURRENTLY  
TENANTED GETTING £795PCM \*\***

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.



Hallway  
8 x 3.10

Living Room  
15.0 x 11.6

Kitchen  
8. x 7.2

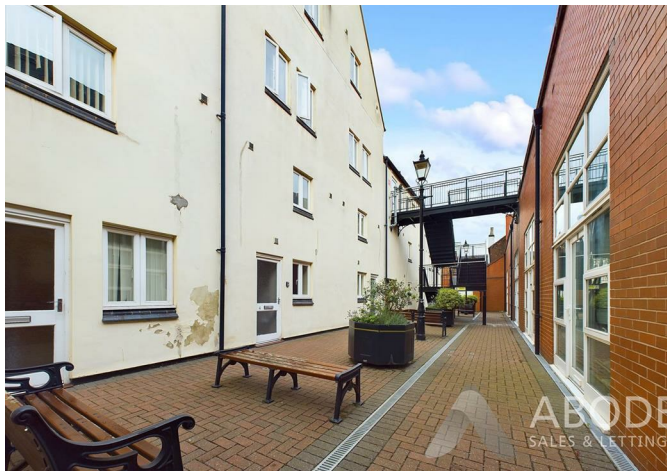
Landing  
3. x 6.6

Bedroom  
12. x 7.9

Bathroom  
5 x 7.7







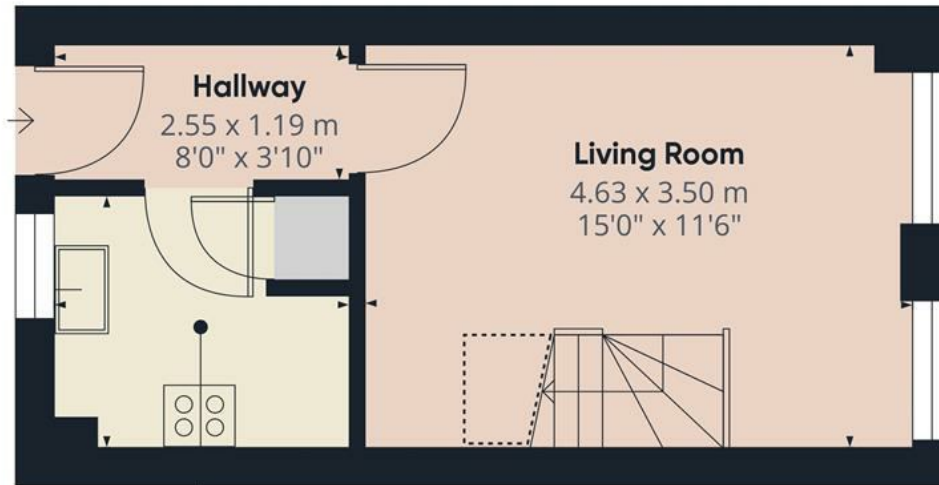












**Kitchen**  
2.56 x 2.19 m  
8'0" x 7'2"

Floor 0



**Landing**  
1.05 x 1.98 m  
3'0" x 6'6"

Floor 1

**Approximate total area<sup>(1)</sup>**

41.63 m<sup>2</sup>

448.1 ft<sup>2</sup>

**Reduced headroom**

1.05 m<sup>2</sup>

11.3 ft<sup>2</sup>

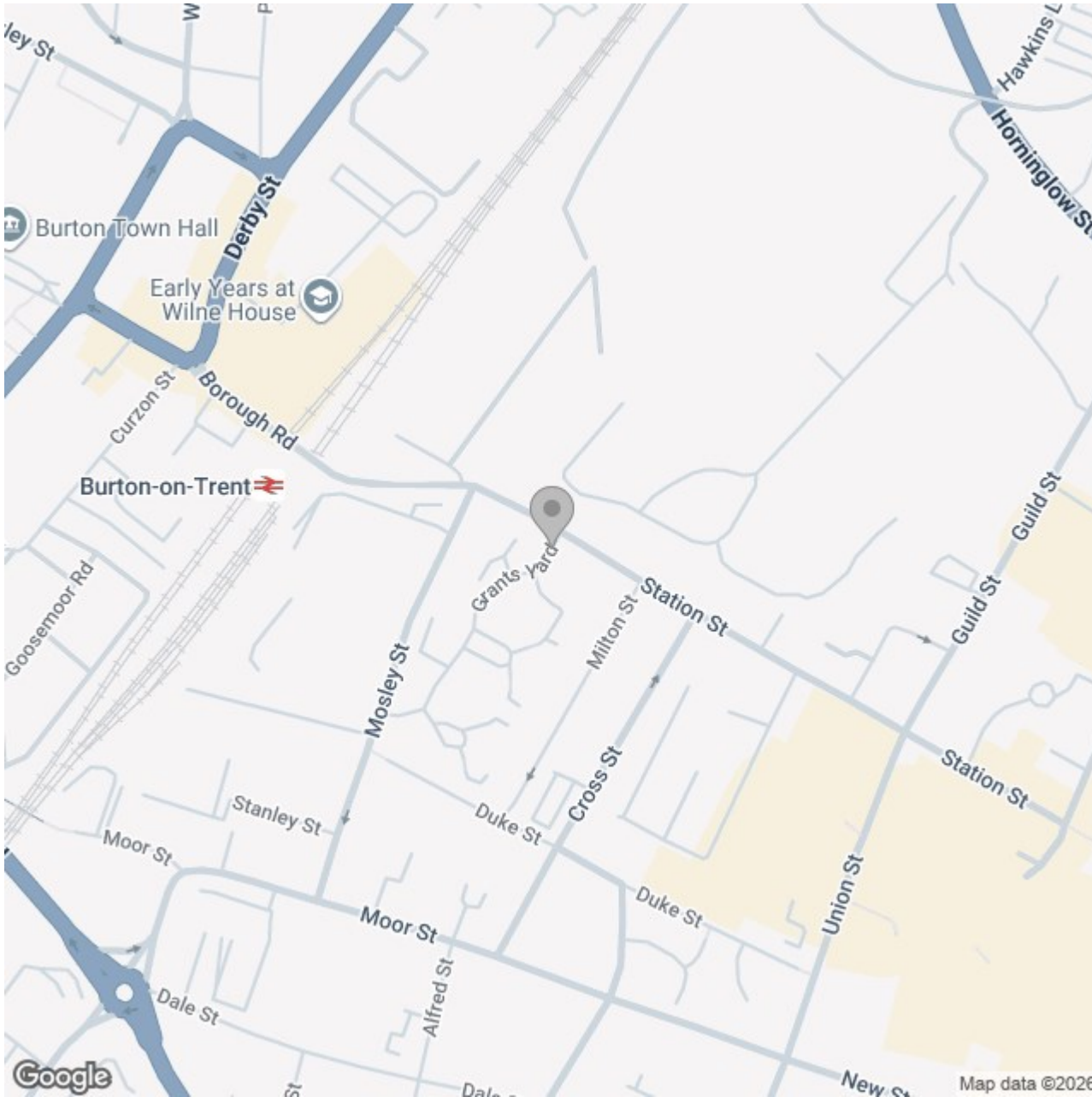
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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

**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	