





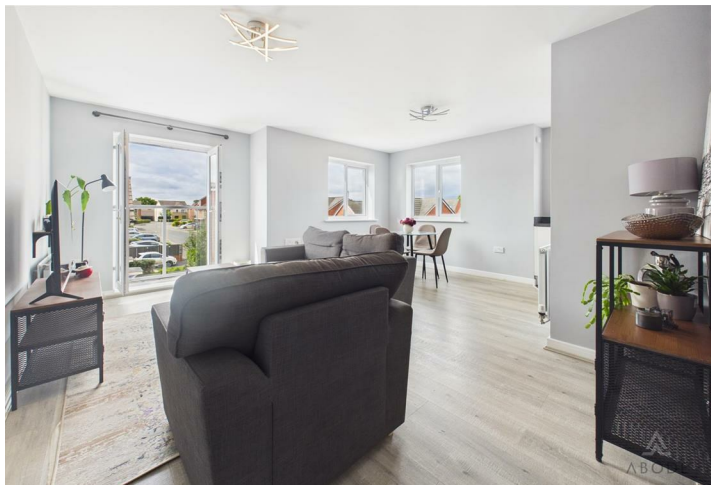
**** SECOND FLOOR ** MODERN TWO-BEDROOM
APARTMENT WITH OFF-ROAD PARKING ****

This well-presented second-floor apartment offers spacious and contemporary accommodation throughout, centred around a bright and airy open-plan living, dining, and kitchen area. Benefiting from dual-aspect windows and French doors opening onto a Juliet balcony, the living space is flooded with natural light and provides an ideal setting for both relaxing and entertaining.

The modern fitted kitchen features a range of stylish wall and base units, complementary work surfaces, and integrated appliances including a fridge/freezer, gas hob with extractor hood, and electric oven. The property further benefits from two well-proportioned bedrooms, with the principal bedroom enjoying the advantage of a modern en-suite shower room. A contemporary family bathroom serves the remainder of the accommodation.

Additional features include gas central heating, an intercom entry system, loft access, and useful built-in storage. Combining modern comfort with practical living, this attractive apartment is ideally suited to first-time buyers, professionals, or investors alike.

Viewing by appointment only



Leasehold Information

Tenure: Leasehold

Ground Rent: £125 per annum (payable annually, due July/August).

Service Charge: Approximately £1,446.62 per annum (payable annually, due in August).

Prospective purchasers are advised that all leasehold charges and lease details should be verified by their solicitor and may be subject to change.

Hallway

A welcoming entrance hallway featuring a central heating radiator, intercom entry system, thermostat, and access to the loft space. A useful built-in double storage cupboard houses the electrical consumer unit, with internal doors leading to all principal rooms.

Living/Dining Kitchen

Undoubtedly the heart of the home, this impressive open-plan living, dining and kitchen space is flooded with natural light thanks to dual-aspect UPVC double-glazed windows to the front and side elevations, together with UPVC double-glazed French doors opening onto a Juliet balcony.

The spacious living area benefits from two central heating radiators, TV and telephone points, creating an ideal space for both relaxing and entertaining.

The contemporary kitchen is fitted with a range of matching wall and base units with complementary work surfaces and incorporates a selection of integrated appliances, including a fridge/freezer, stainless steel gas hob with extractor hood, electric oven and grill, and a one-and-a-half bowl stainless steel sink with mixer tap. There is plumbing and space for under-counter appliances, while the wall-mounted gas combination boiler is neatly housed within a cupboard. Finishing touches include LED downlighting, a carbon monoxide detector and smoke alarm.



Bedroom One

A generous double bedroom with a UPVC double-glazed window to the side elevation and a central heating radiator.

En-suite Shower Room

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a double shower enclosure with sliding glass doors and electric shower. The room is complemented by contemporary wall and floor tiling, a heated towel radiator, shaving point, recessed ceiling spotlights and an extractor fan.





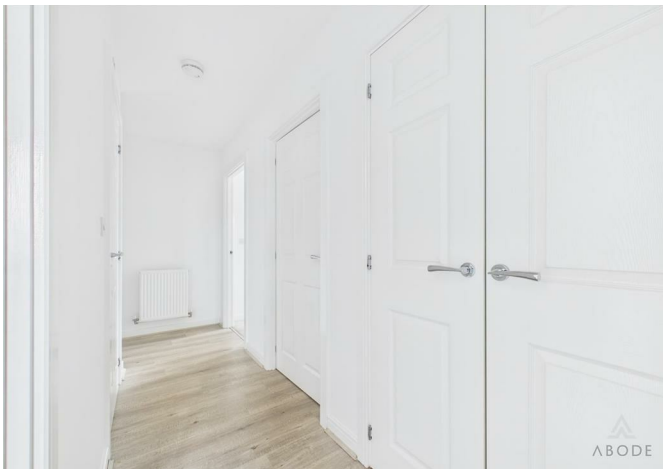


Bedroom Two

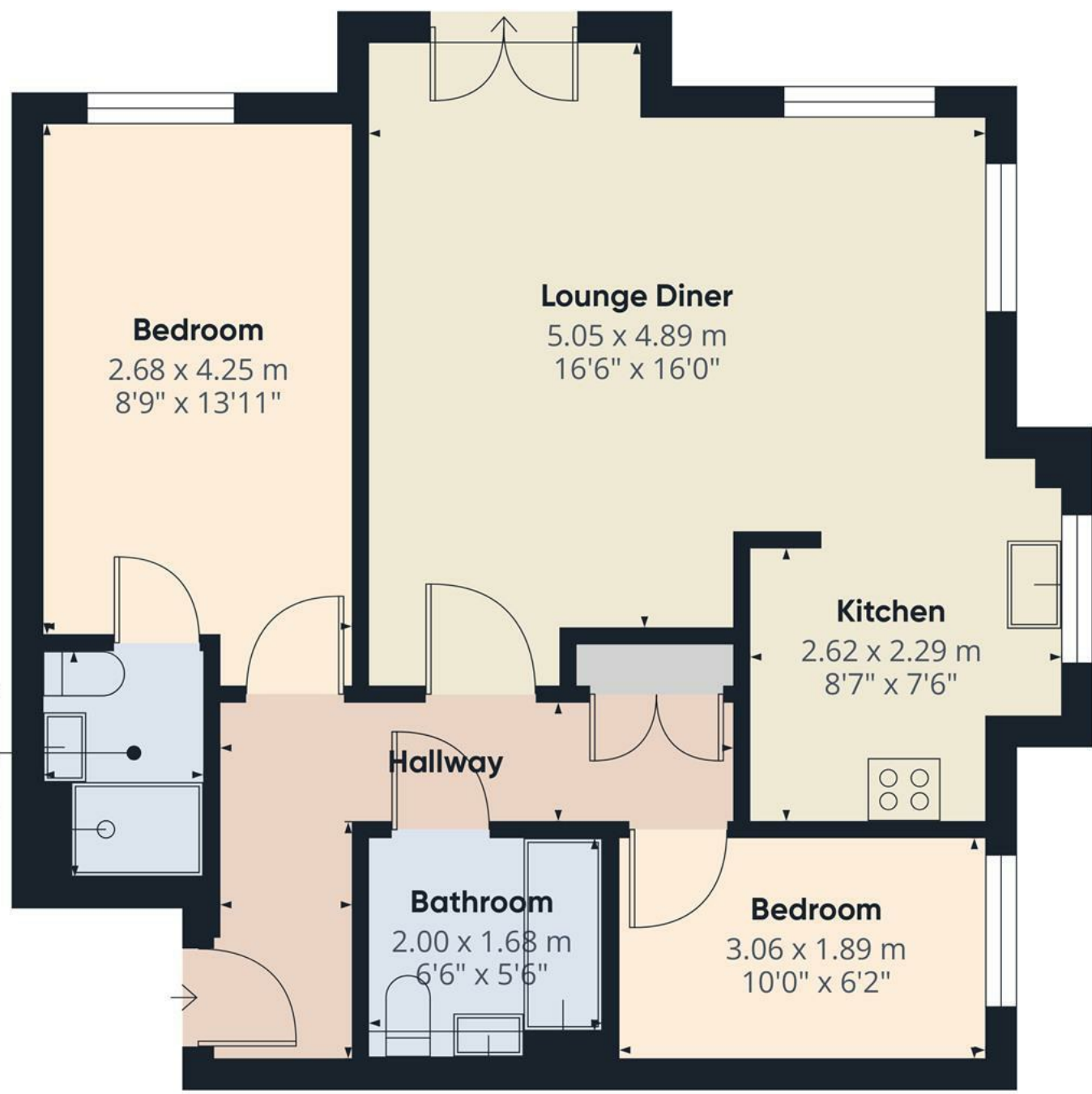
A well-proportioned second bedroom with a UPVC double-glazed window to the front elevation and a central heating radiator.

Family Bathroom

A stylish three-piece bathroom comprising a low-level WC, pedestal wash hand basin with mixer tap, and panelled bath with shower over and glass shower screen. Finished with complementary wall and floor tiling, a central heating radiator, shaving point, recessed ceiling spotlights and an extractor fan.





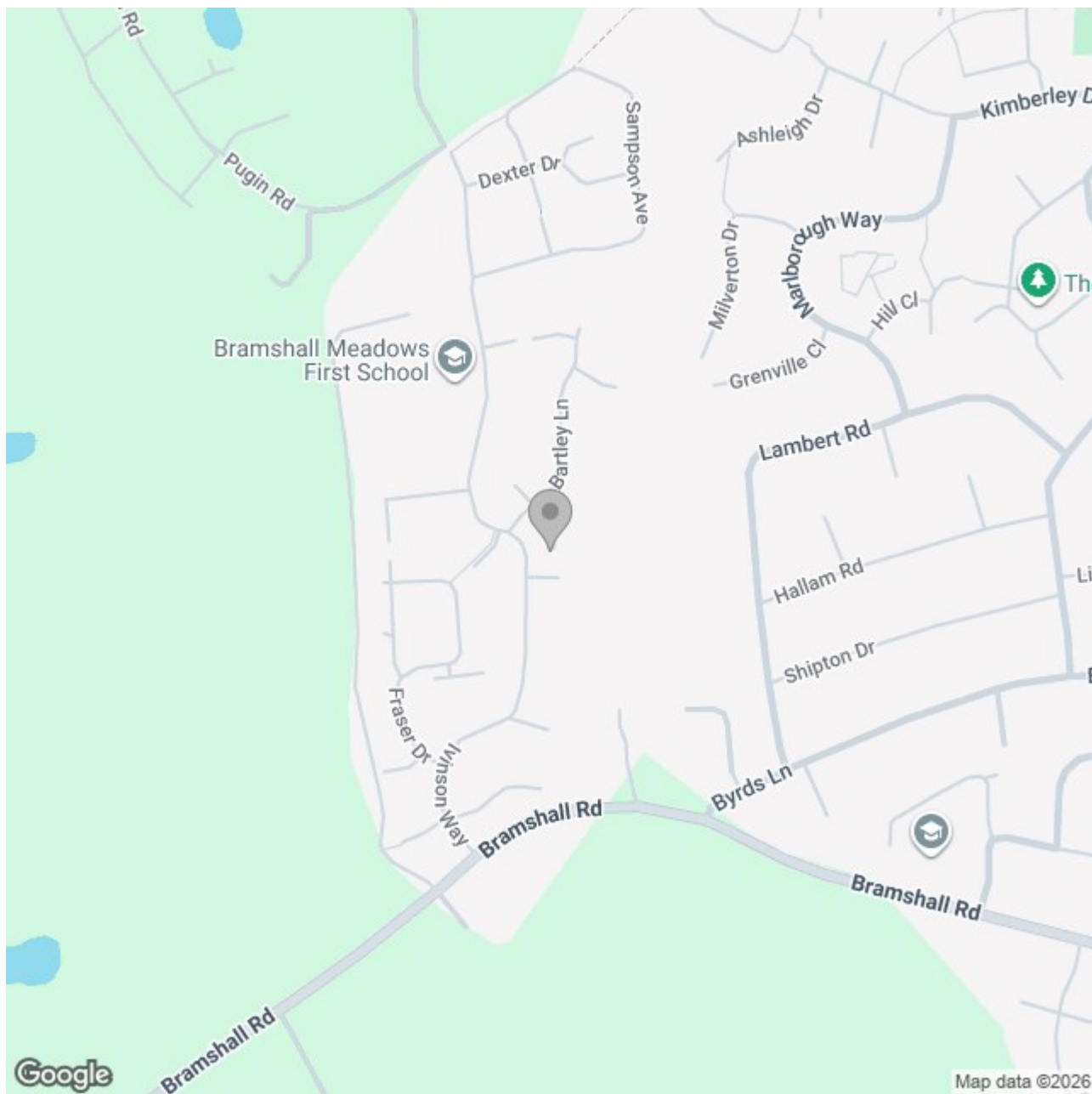


Approximate total area⁽¹⁾
59.3 m²
638 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 	