





This two-bedroom ground floor apartment offers comfortable and conveniently located accommodation, ideal for first-time buyers, downsizers, retirees, or buy-to-let investors. Benefiting from gas central heating, uPVC double glazing throughout, off-road parking, and a fitted kitchen with integrated appliances, the property also features a spacious lounge, two well-proportioned bedrooms, ample built-in storage, and a modern bathroom suite. Situated within easy walking distance of a wide range of local amenities and transport links, the apartment enjoys a practical ground floor position, making it particularly suitable for those seeking accessible living.

Ideally positioned within walking distance of a range of local amenities, the apartment also benefits from off-road parking in a nearby parking bay area.

Offered for sale with no onward chain and vacant possession.




ABODE
SALES & LETTINGS

Hallway

A welcoming entrance hallway featuring a central heating radiator and two useful storage cupboards. One cupboard provides a hanging rail and houses the alarm control panel and consumer unit, while the larger cupboard offers additional shelving for storage. Internal doors provide access to all principal rooms.

Lounge

A comfortable living room with a uPVC double glazed frosted window to the front elevation, central heating radiator, television aerial point, and telephone point.

Kitchen

Fitted with a range of matching wall and base units with wood-effect work surfaces, the kitchen includes a one-and-a-half bowl stainless steel sink with mixer tap, four-ring gas hob with extractor hood, integrated oven and grill, and a Worcester gas combination boiler. There is plumbing and space for a washing machine and additional freestanding appliances, together with a central heating radiator and a uPVC double glazed frosted window to the front elevation.

Bedroom One

A spacious double bedroom with a uPVC double glazed window to the side elevation, central heating radiator, and telephone point.

Bedroom Two

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



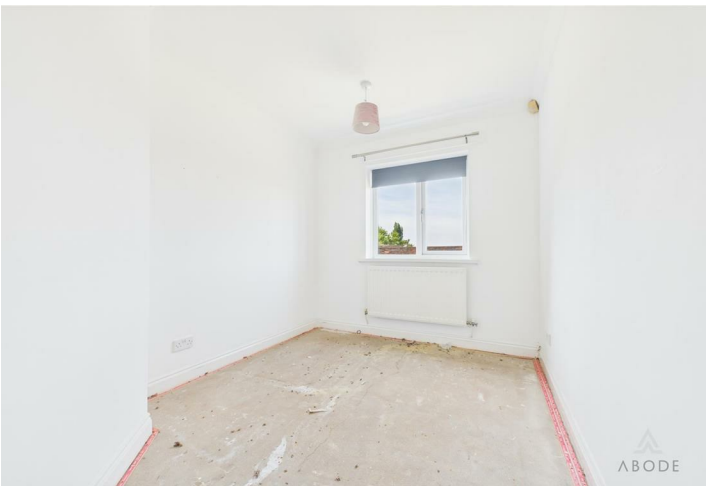
Bathroom

Appointed with a modern three-piece suite comprising a low-level WC, wash hand basin, and panelled bath with shower over and glazed shower screen. The bathroom also benefits from tiled wall coverings, a central heating radiator, extractor fan, and a uPVC double glazed frosted window to the rear elevation.

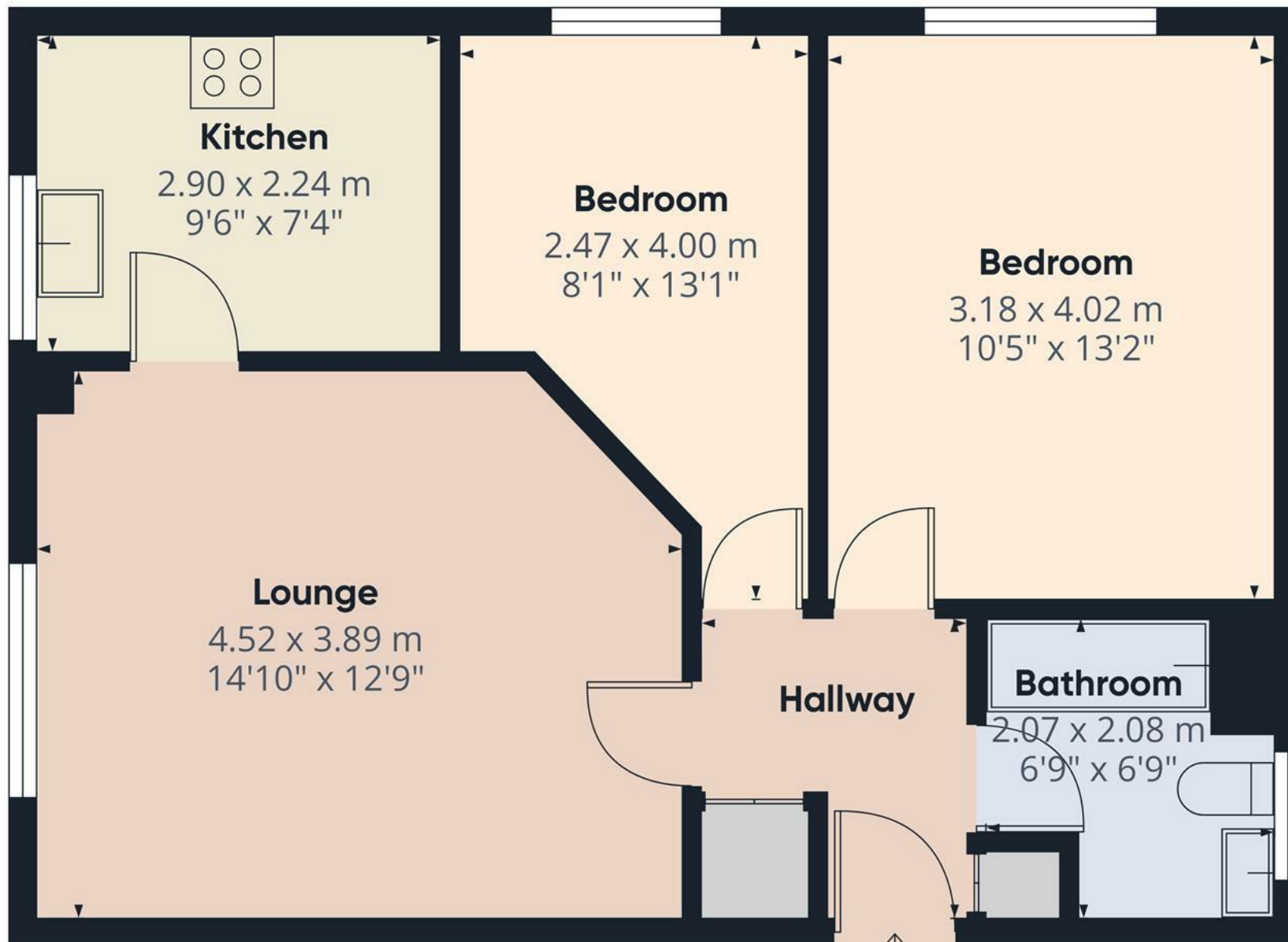
Annual charges

£836 per year. This is for ground rent and service charge.









Approximate total area⁽¹⁾

52.4 m²

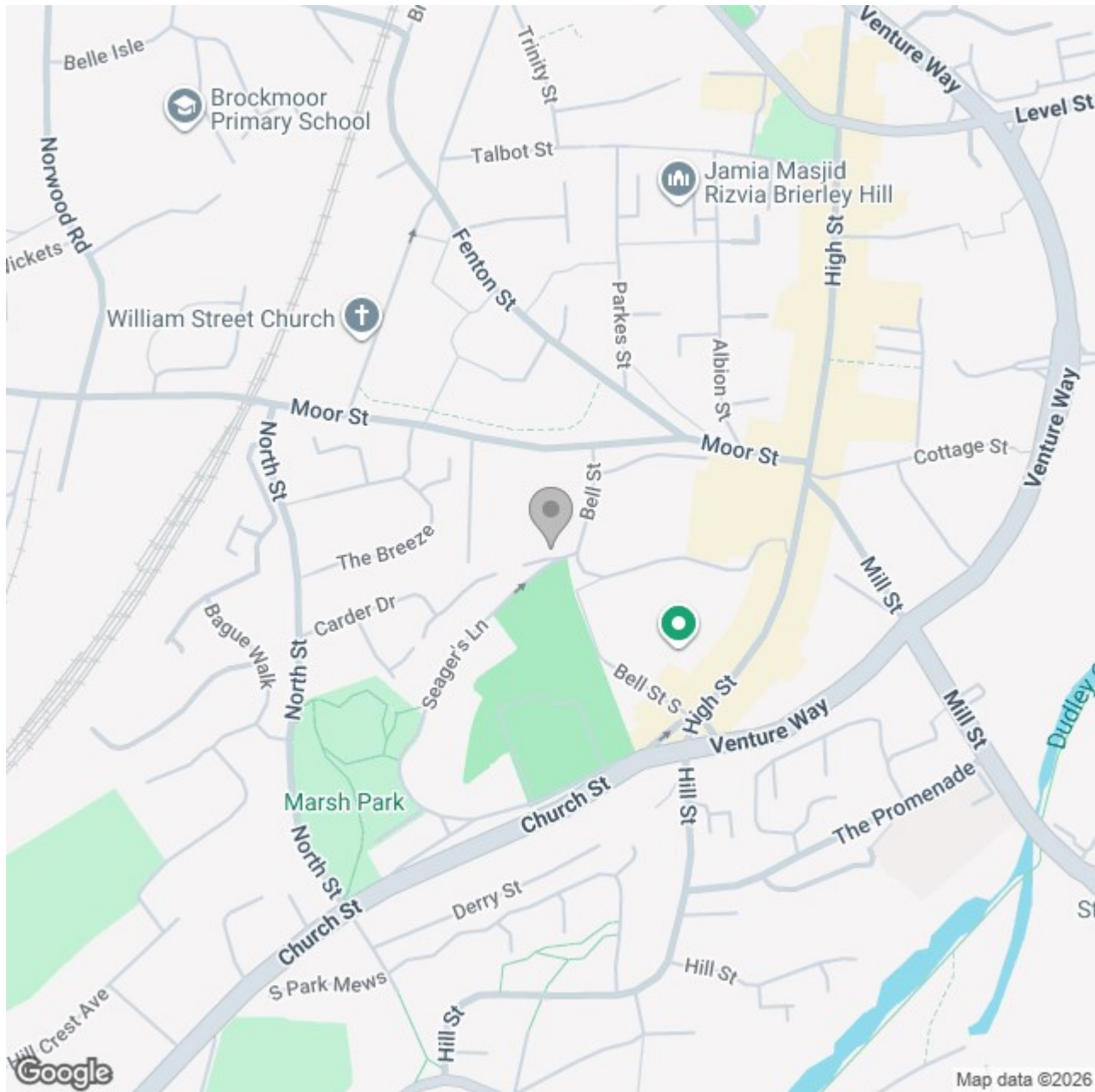
564 ft²

(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		
(69-80) C	70	73
(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