





Situated in a peaceful and private position at the rear of Roebuck Close, this well-presented ground floor apartment offers comfortable single-level living, making it ideal for first-time buyers, downsizers, retirees, or investors. The property benefits from an allocated off-road parking space located close to the apartment and enjoys a quiet setting away from the main road.

Internally, the accommodation comprises a welcoming entrance hall, an inner hallway with useful built-in storage, a bright and spacious kitchen/dining room fitted with a range of integrated appliances, a generous double bedroom with built-in wardrobes and storage, and a modern three-piece bathroom with a shower over the bath. The property is fitted with UPVC double glazing, gas central heating via a combination boiler, and is connected to mains water, electricity, gas, and drainage, providing a practical and low-maintenance home in a desirable residential location.

Viewings are strictly by appointment only.
Available with no upward chain and vacant possession.



ABODE
SALES & LETTINGS

Reception Hall

The property is accessed via a secure entrance door leading into a welcoming entrance hall, complete with a central heating radiator, coat hooks, and an internal door opening into the main accommodation.

Hallway

The inner hallway features a central heating radiator, intercom telephone entry system, telephone point, smoke alarm, thermostat, and a useful built-in storage cupboard. Internal doors provide access to all principal rooms.

Living/Dining Kitchen

A bright and spacious kitchen/dining room benefits from two UPVC double glazed windows to the front and side elevations, allowing plenty of natural light. The room is fitted with two central heating radiators and a TV aerial point.

The modern kitchen is equipped with a range of matching wall and base units with complementary work surfaces and incorporates a selection of integrated appliances including a fridge freezer, electric oven, four-ring gas hob with extractor hood, integrated washing machine, and a stainless steel sink with mixer tap. The gas-fired combination boiler is neatly housed within a kitchen cupboard.

Bedroom

The generous double bedroom enjoys a UPVC double glazed window to the side elevation and is fitted with two central heating radiators and a TV aerial point. A range of built-in storage cupboards with shelving and hanging rails provides excellent wardrobe space.







Bathroom

The bathroom is fitted with a contemporary three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a panelled bath with shower over. The room is complemented by tiled wall coverings, a heated towel radiator, and an extractor fan.

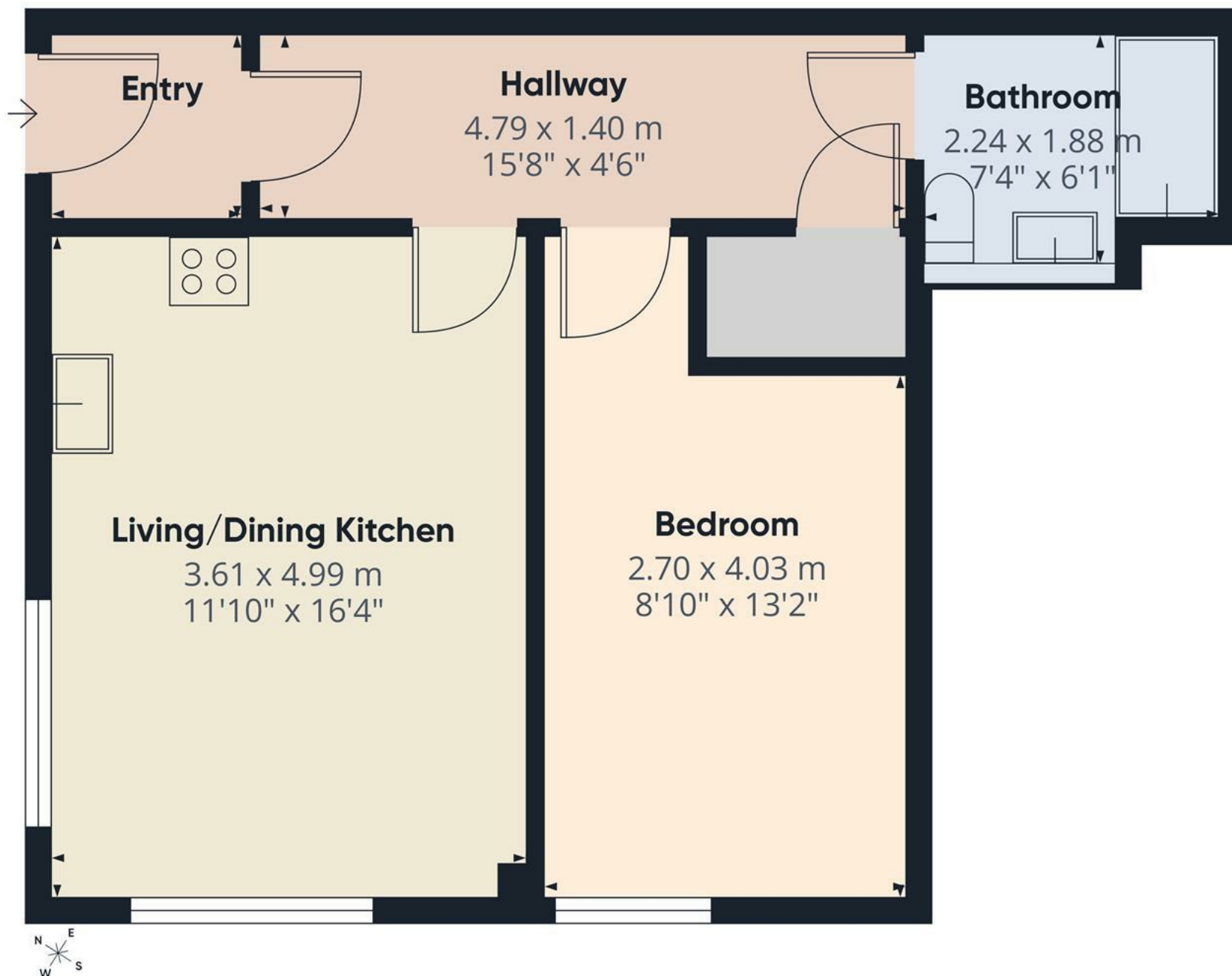
Leasehold Information

We are informed of the following:

The property is held on a lease with approximately 105 years remaining. We are informed that the annual ground rent is £150.00, with an annual service charge of £1,600.00.







Approximate total area⁽¹⁾

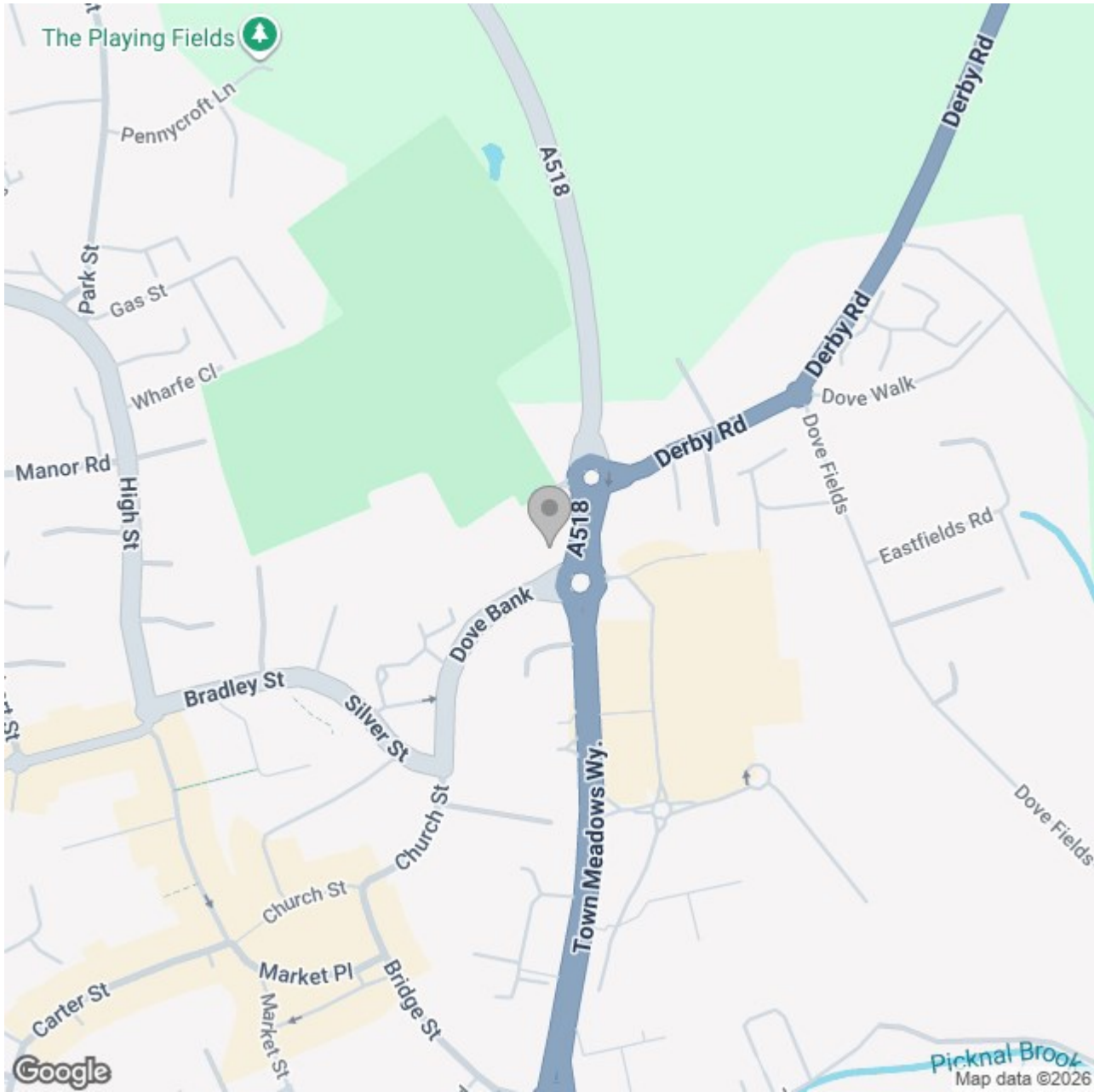
45.9 m²

493 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	80	80
(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 	