





Situated on the first floor, this well-presented two-bedroom apartment offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, professionals, downsizers or investors. The property features a generous open-plan living, dining and kitchen area, two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom and welcoming entrance hallway with useful storage.

Further benefits include UPVC double glazing, electric heating, an intercom entry system and a high Energy Performance Certificate (EPC) rating, providing excellent energy efficiency. Offered to the market with no upper chain and vacant possession, the property is ready for immediate occupation.

The sale includes a recently installed dishwasher, washing machine, and fridge-freezer, all of which are included in the purchase price.

Viewing by appointment only.




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 SALES & LETTINGS

Leasehold Information

We are informed of the following: The property benefits from approximately 105 years remaining on the lease. The annual ground rent is £150.00, and the current annual service charge is £1800.00

Kitchen/Diner

The contemporary open-plan living space incorporates a well-appointed kitchen fitted with a range of matching wall and base units, complemented by roll-edge work surfaces. Integrated appliances include a 1½ bowl stainless steel sink with mixer tap, electric hob with stainless steel extractor hood, built-in oven and grill, and an integrated washing machine. There is also space and plumbing for additional freestanding white goods. Further benefits include LED downlighting, an electric radiator, and a UPVC double glazed window to the side elevation.

The spacious living and dining area is filled with natural light, featuring an attractive bay window overlooking the rear aspect, together with additional UPVC double glazed windows to the rear and side elevations. The room also benefits from an electric storage heater, television aerial point and telephone point, creating an ideal space for relaxing or entertaining.

Hallway

A welcoming entrance hallway fitted with an electric radiator, consumer unit, smoke alarm, intercom entry system and telephone point. An airing cupboard houses the pressurised hot water cylinder with useful shelving above. Internal doors provide access to all principal rooms.

Bedroom One

A generous double bedroom featuring a UPVC double glazed window to the rear elevation, electric radiator, television aerial point and telephone point. A built-in double wardrobe provides ample hanging and shelving space. An internal door leads through to the en-suite shower room.

En-suite Shower Room

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and enclosed shower cubicle with complementary tiled surrounds. Additional features include a heated towel radiator, electric fan heater and extractor fan.

Bedroom Two

A well-proportioned second bedroom with a UPVC double glazed window to the rear elevation, electric radiator and telephone point.

Family Bathroom

Appointed with a three-piece suite comprising a low-level WC with concealed continental flush, pedestal wash hand basin with mixer tap, and panelled bath with shower over and glazed shower screen. Complementary wall tiling, a heated towel radiator, electric fan heater, extractor fan and shaver point complete the room.



Disclaimer

Any leasehold information provided within these sales particulars, including but not limited to ground rent, service charges, estate charges, reserve fund contributions, lease term remaining, management company details, permissions, restrictions, and any other associated costs or obligations cannot be guaranteed of their accuracy or completeness. Prospective purchasers should not rely solely on these details and must satisfy themselves by obtaining confirmation from their solicitor, the freeholder, managing agent, or other relevant parties before proceeding with the purchase.

We accept no responsibility or liability for any inaccuracies, omissions, changes, or variations to leasehold information or associated costs that may arise before completion. All figures and information are subject to change without notice.

Buyers are strongly advised to make their own independent enquiries regarding all leasehold matters prior to exchange of contracts.







AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

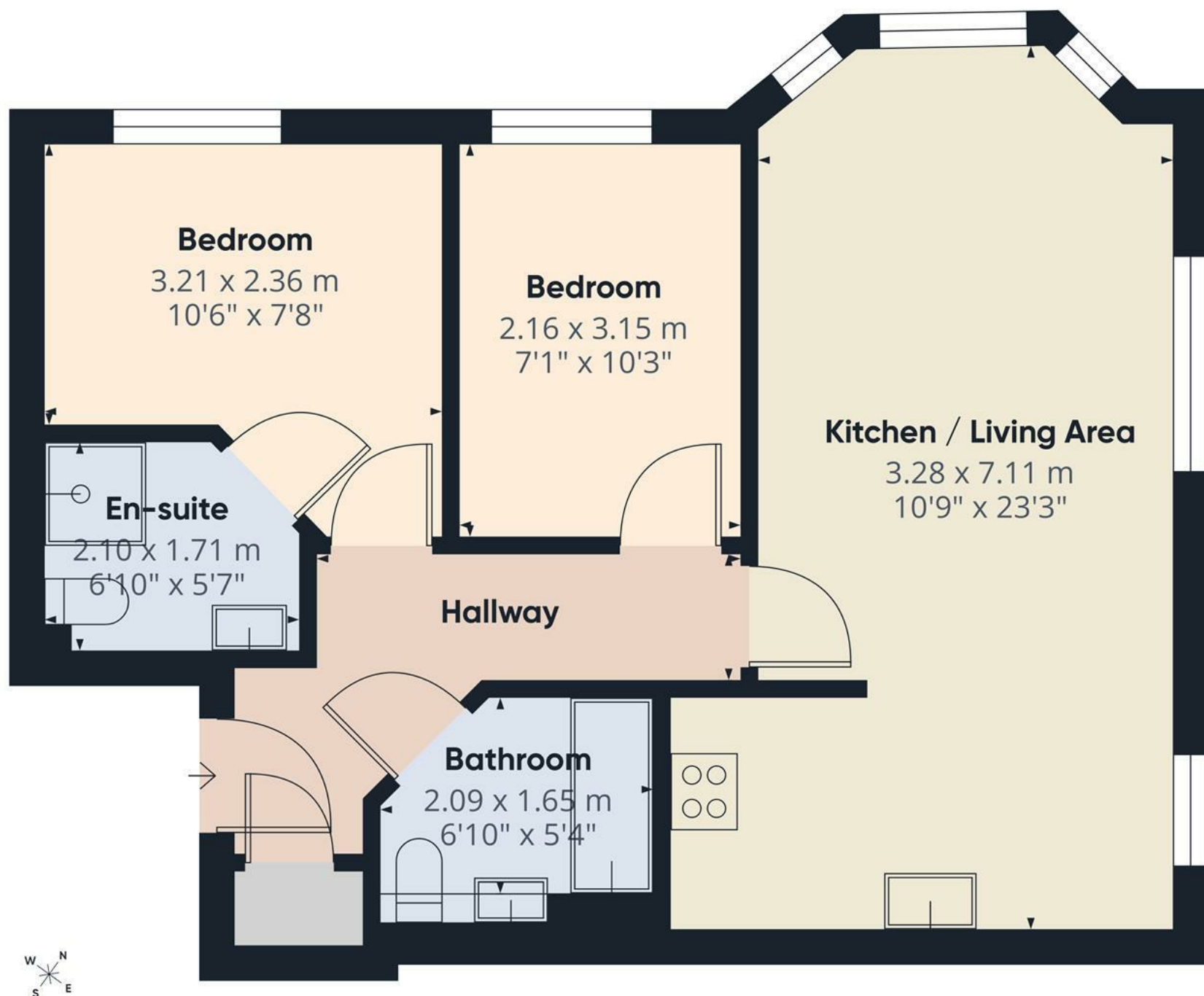
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.







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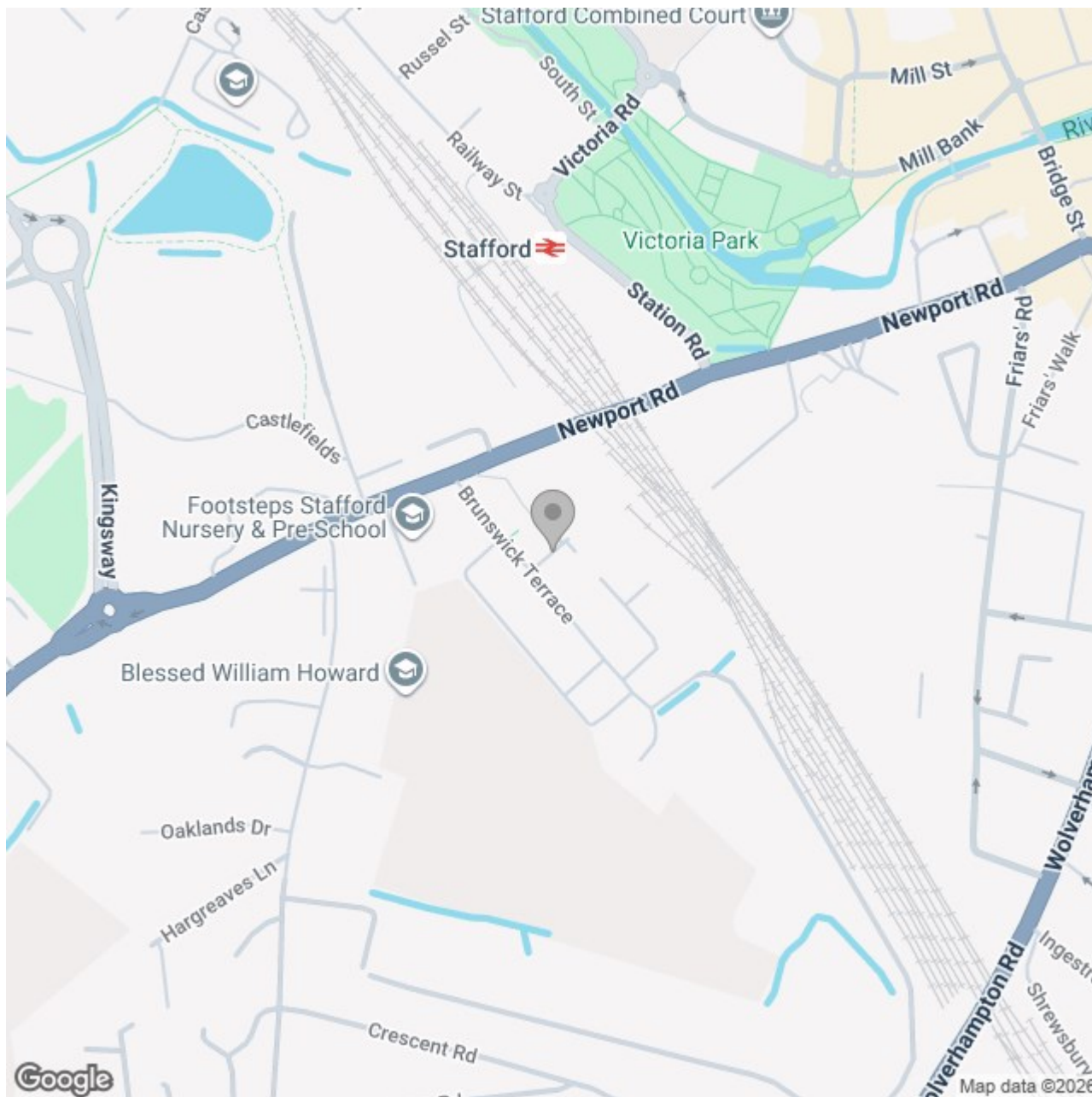


Approximate total area⁽¹⁾
54.3 m²
585 ft²

(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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	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 	