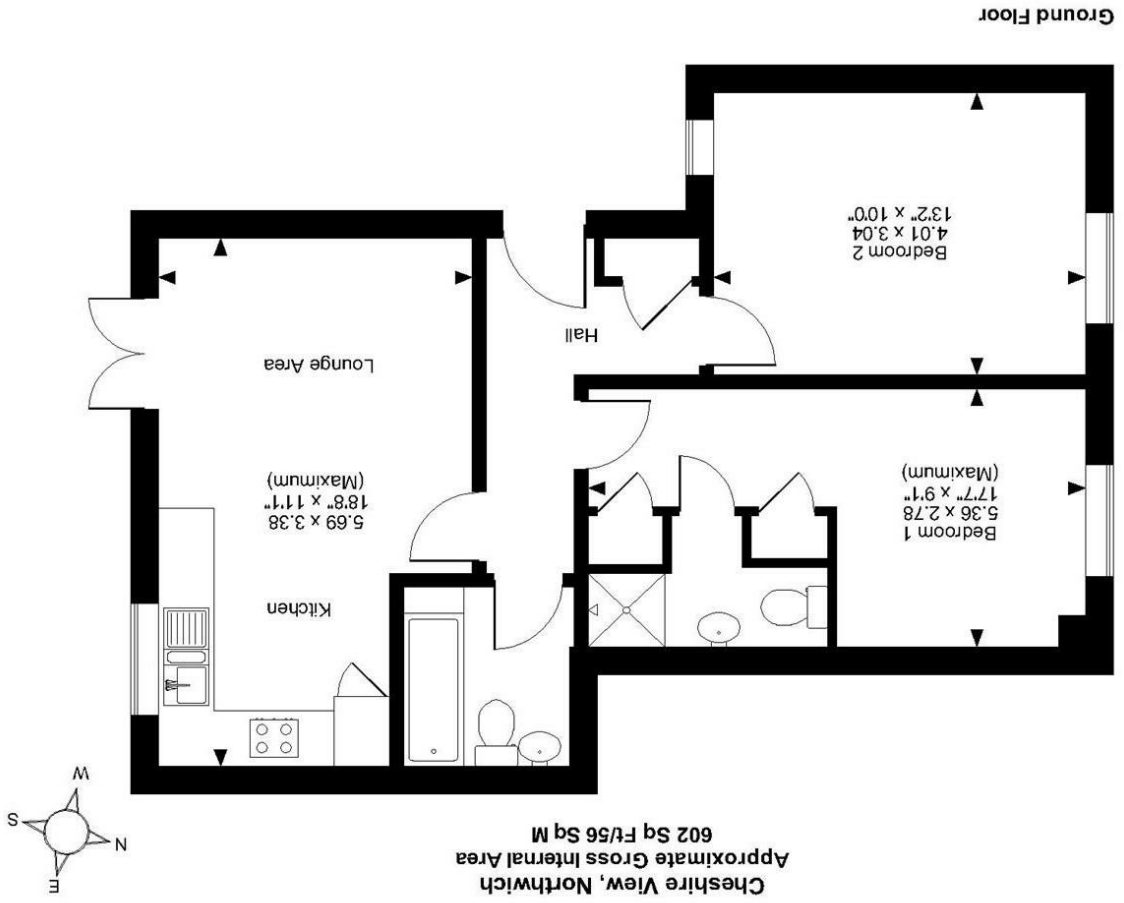
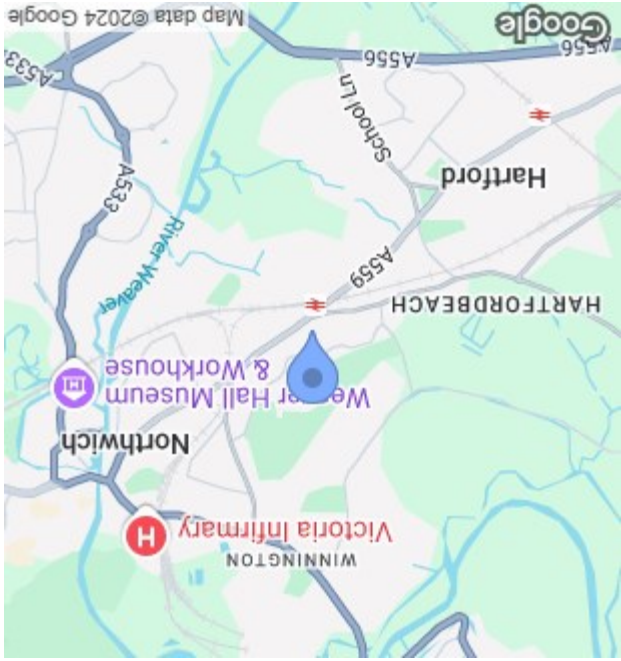


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs (92 plus) A	77
(81-91) B	77
(69-80) C	77
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
England & Wales



This stylish and incredibly well-proportioned two bedroom ground floor apartment has the unusual benefit of a substantial, private garden. Tucked away of the top of Sydney Street, the property has communal parking to the front and accessed around the side of the building. On entering the property you are greeted with a welcoming hallway that leads to a superb open plan lounge/kitchen dining room which has double patio doors that flood the room with natural light and lead out onto the paved patio, perfect for outdoor dining and entertaining. The kitchen is fitted with a range of white gloss units and complemented by wood block effect worktops and modern brick bond tiled splash backs. Off the hallway is the main bathroom which has been recently re-modelled to include a modern white suite finished with chrome fittings and feature tiling to the wall and floor. The substantial master bedroom has two fitted wardrobes and an en suite shower room. The generous second double bedroom has a dual aspect and fresh neutral decor. Outside the property has a superb private garden which is securely fenced to all boundaries and has a good size lawn with well stocked flower beds and a good size paved patio.

