

A ONE OF A KIND, two bedroom, SIXTH FLOOR apartment with Juliette balcony, located in this prestigious, city centre, development close to the RAILWAY STATION and with NO LEASE RESTRICTIONS.

- Exceptional Two Bedroom Apartment
- Sixth Floor with Stunning City Views
- Open Plan Living/Dining
- Top Spec. Kitchen
- Master Bedroom En-suite
- Second Double Bedroom
- Separate Bathroom
- Parking available to purchase
- Holiday Lets Permitted

Price £375,000

Tenure: Leasehold Council Tax Band: D

Lease Length: 250 (Years Remaining:

249)

Service Charge: £3793.47 pa

No Ground Rent





## Type 4a

| DIMENSIONS            | Metric      | Imperial      |
|-----------------------|-------------|---------------|
| Living Kitchen Dining | 4.0 x 6.35  | 13'1" x 20'9' |
| Bedroom 1             | 3.25 x 4.05 | 10'7" x 13'3' |
| Bedroom 2             | 3.8 x 2.9   | 12'5" x 9'6"  |
| Bathroom              | 2.4 x 1.8   | 7'10" x 5'10" |
| Ensuite               | 2.4 x 1.8   | 7'10" x 5'10" |

## IMPORTANT INFORMATI

Our property particulars do not represent an offer or contract, or part of one. It is demonstrated point in the third responsibility to the part of the age, the existence and you should not rely in the information is siving disturbly account to contract the property in contract on the value. Notice Carely parts (III or including the contract of the time make any representation or warranty in relation to the property. We have not the make any representation or warranty in relation to the property. We have not property. The artist's impression and plans are for representation only. The artist property is the artist's impression and plans are for representation only. The artist account of the contract of the property. The artist's impression and plans are for representation only. The artist contract of the contract of the contract of the property is a the contract of t





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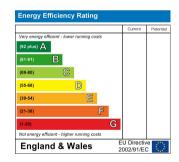














- 1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- 2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- 5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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