





A spacious two bedroom first floor apartment just a short walk of the mainline station and City centre with residence parking and external store cupboard. Although in need of modernisation the property provides clean, bright and spacious accommodation. The property is offered for sale chain free and will include a newly extended lease of 180 years.

Communal entrance

Secure entry door system. Stairs to all floors.

Entrance Hallway

Storage cupboard. Doors to:-

Kitchen

Double glazed window. A rang of wall and base units with breakfast bar and roll top work surfaces. Stainless steel sink unit with mixer tap and tiled splash back. Integrated electric oven with ceramic hob and extractor fan. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted Gas central heating boiler.

Living Room

Double glazed windows and door leading to balcony. Coved ceiling. Radiator.

Master Bedroom

Double glazed windows. Coved ceiling. A range of fitted wardrobes.

Bedroom Two

Double glazed windows. Coved ceiling. A range of fitted wardrobes.

Bathroom

Double glazed window. Panelled bath mixer tap and shower attachment. Pedestal wash hand basin. WC. Radiator. Tiled walls and tiled flooring.

Out Building

An external lock up storage cupboard.

Parking

Residents permit parking.

Lease

The property will be sold with a newly extended Lease of 170 years.

Service Charge

£1019.62 per annum.

Ground Rent

N/A

EPC rating D

Council Tax band C

