





£230,000

Set in a prominent position close to a host of local amenities, schools and links to the M1 motorway and only a short drive from the town centre, this well presented two DOUBLE bedroom first floor apartment benefits from a good sized Lounge/Dining room with access to a balcony, modern kitchen, a luxury family bathroom and an outside storage shed. With low service charges and ground rent.

Property Description

COMMUNAL ENTRANCE

Secure intercom system, stairs rising to first floor.

ENTRANCE

Composite door to:

LOUNGE

Double glazed windows and doors to balcony. Two radiators, intercom, opening to kitchen, door to inner hall.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of floor and wall-mounted units with rolled edge work surface over, space for washing machine and dishwasher, sink with drainer, integrated electric ovens, integrated hob with extractor fan over, space for fridge freezer, tiled floor, tiled splashbacks, two storage cupboards.

INNER HALL

Doors to:

BEDROOM ONE

Double glazed window to front aspect. Radiator, storage cupboard housing gas boiler, airing cupboard housing hot water cylinder.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

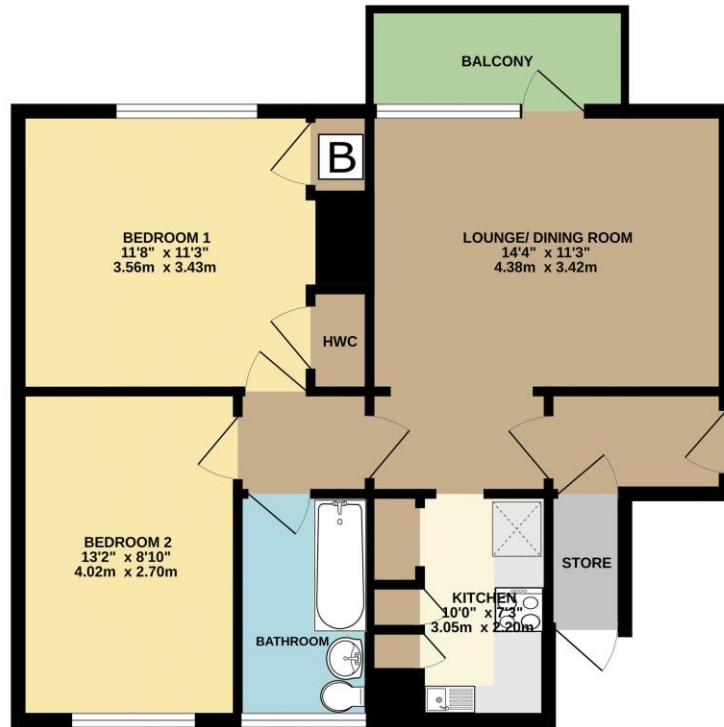
Double glazed frosted window to rear aspect. Panelled bath with shower over, low level WC, wash hand basin set in vanity unit, heated towel rail, part tiled walls and floor.

OUTSIDE

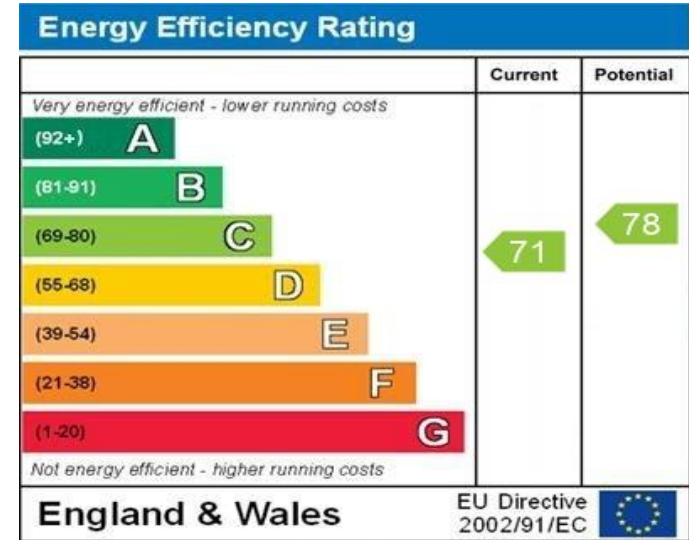
COMMUNAL GARDENS

Communal lawned gardens. Storage Shed.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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