



View of block



**Offers in Excess of  
£195,000**

Set in a tucked away location, this two bedroom apartment is situated on the second floor and is sold with NO ONWARD CHAIN. Briefly comprising lounge/dining room, separate kitchen, two bedrooms and family bathroom. With a long lease, no ground rent and low service charges, this apartment would be an excellent investment or first property.

# Property Description

## **COMMUNAL ENTRANCE**

Secure entrance with intercom, stairs rising to all floors.

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Built-in storage cupboard housing hot water cylinder, electric radiator, storage cupboard, doors to bedrooms, bathroom and lounge.

## **LOUNGE**

Double glazed window to rear aspect. Electric radiator.

## **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 cooker, space for washing machine, one and a half bowl stainless steel sink with mixer tap, space for fridge freezer, tiled splashback.

## **BEDROOM ONE**

Double glazed window to front aspect. Built-in wardrobe.

## **BEDROOM TWO**

Double glazed window to front aspect.

## **BATHROOM**

Low level WC, panelled bath with shower over, extractor fan, wash hand basin in vanity unit, tiled walls and floor.

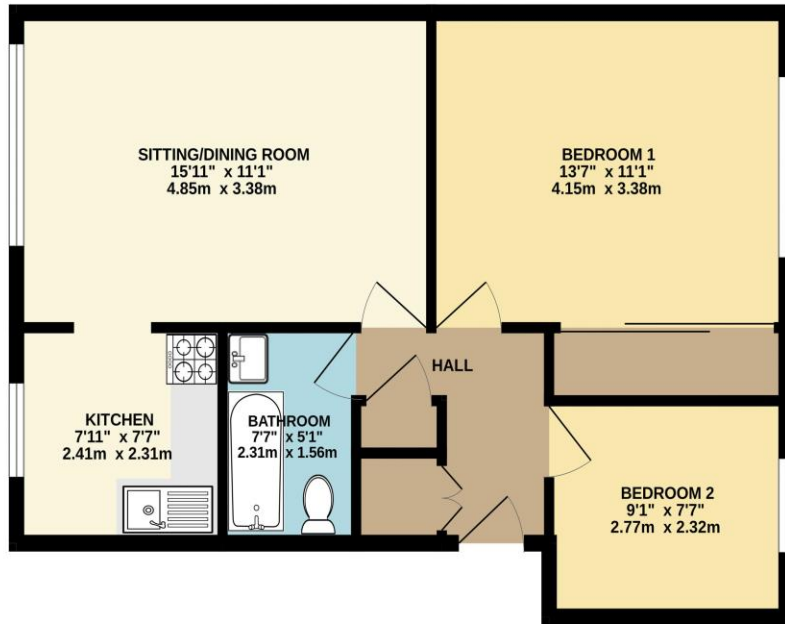
## **OUTSIDE**

## **COMMUNAL PARKING**

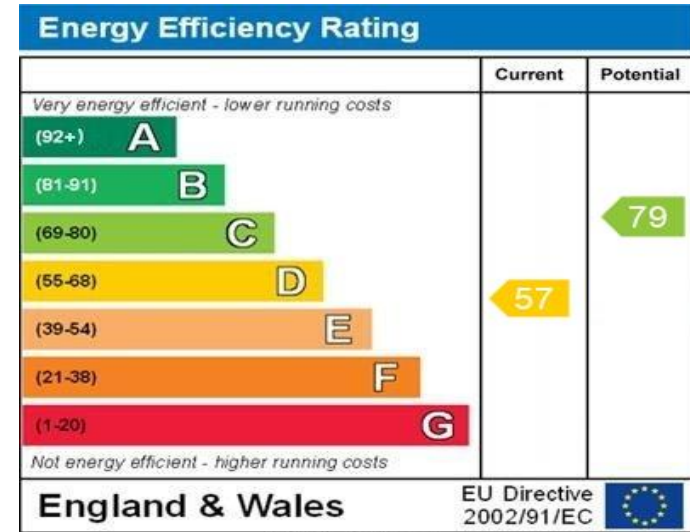
## **COMMUNAL GARDEN**

Communal green spaces surrounding block.

GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA - 575 sq.ft. (53.4 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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