







This luxury two bedroom apartment is only a short walk from the town centre and benefits from high specification and a modern finish throughout, including a open plan kitchen with appliances, two bedrooms and off street parking. Property is currently rented for £1095pcm so would make an excellent investment opportunity.

Tenure: Leasehold

Council Tax Band: B

EPC: C

Property Type : Apartment

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 619

Parking: Allocated

#### Utilities / Services

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of  
Listed – N/A

Conservation Area – No



#### LIVING ROOM/KITCHEN

LVT flooring, window to front, range of modern base and eye level units, marble effect work surface with tiled splash back, gas hob with extractor over, oven.

#### BEDROOM 1

Carpeting, window to rear.

#### BEDROOM 2

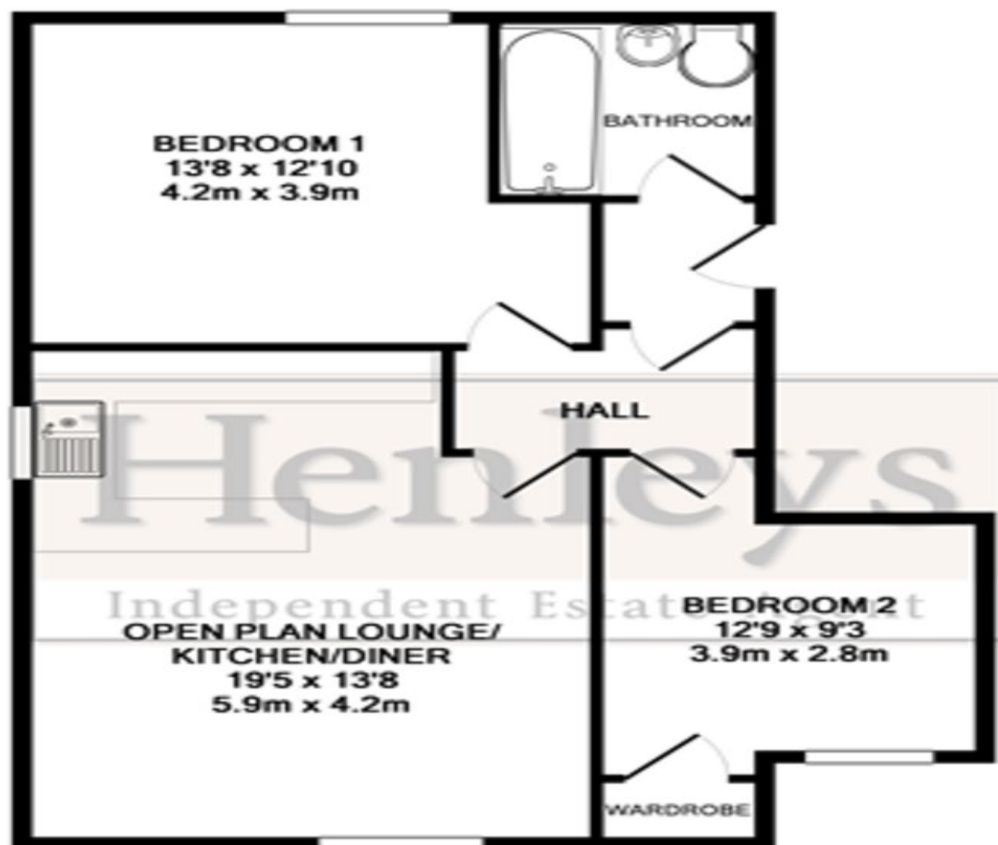
Carpeting, window to front, built in wardrobe.

#### BATHROOM

LVT flooring, bath with shower over, toilet, sink, fully tiled.







TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		