







**£225,000**

Located on the sought-after modern development of Newton Leys is this two double bedroom apartment, situated on the top floor of a three-storey building. The property boasts vaulted ceilings, an en-suite to master bedroom, and an open planned lounge/kitchen/diner. Further benefits include two allocated parking spaces. This apartment is a must view and would make an ideal first time buy or buy to let.

# Property Description

## **COMMUNAL ENTRANCE**

Double glazed door to communal entrance., double glazed window to front, secure intercom. Stairs to all floors,

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Doors to storage cupboard, bedrooms, bathroom and kitchen/lounge/diner, radiator.

## **KITCHEN/LOUNGE/DINER**

Four double glazed windows to side and double glazed window to rear. Range of wall mounted and floor standing units with roll edge work surface over, one and a half stainless steel sink with mixer tap, upstand, space for dishwasher, space for washing machine, integrated oven and gas hob with extractor hood over, space for fridge/freezer, radiator, wall mounted boiler.

## **BEDROOM ONE**

Double glazed windows to side and rear. Radiator, door to en-suite.

## **EN-SUITE**

Fully tiled shower cubicle, low level w.c., pedestal wash hand basin with splash back tiling, radiator, extractor fan.

## **BEDROOM TWO**

Double glazed window to side. Radiator.

## **BATHROOM**

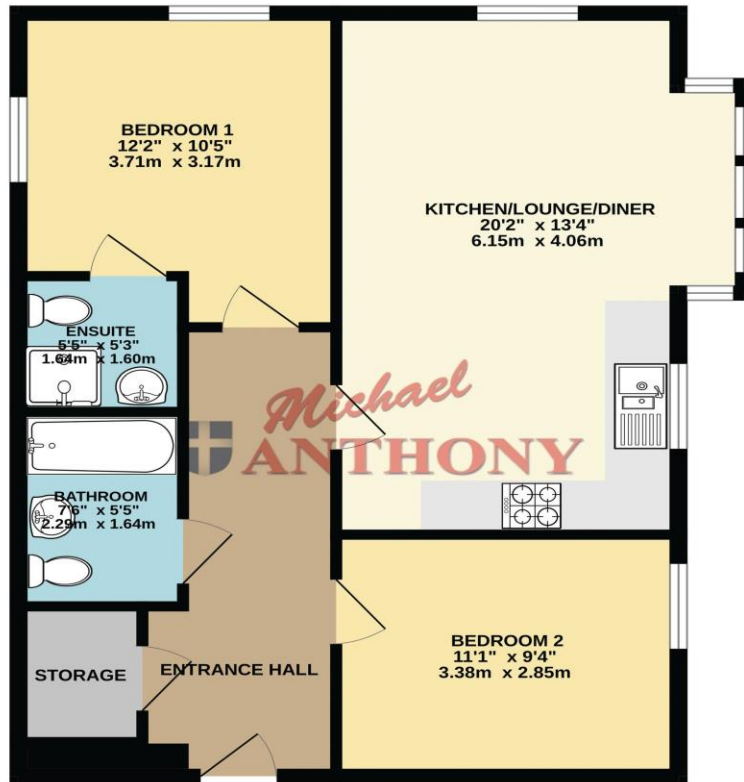
Panelled bath with mixer tap shower attachment and complimentary tiling, pedestal wash hand basin with splash back tiling, low level w.c., radiator.

## **OUTSIDE**

## **PARKING**

Two allocated parking spaces.

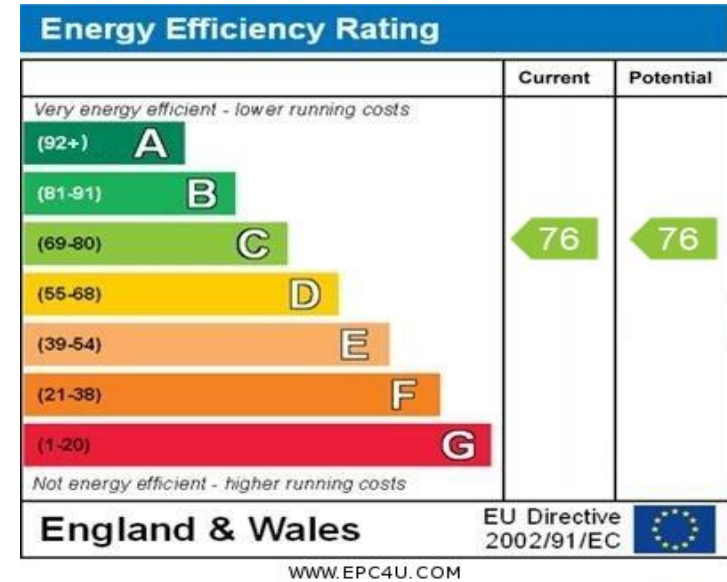
GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.4 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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