







A well-presented and deceptively spacious two-bedroom ground floor apartment situated within a modern development, offering convenient access to local amenities, public transport links, and major road networks. The property benefits from a designated parking space, a bright and open-plan living space, and a modern four-piece bathroom suite. Ideal for first-time buyers, investors, or those looking to downsize, viewings are highly recommended.



## Accommodation

The accommodation leads through a communal entrance into a private hallway with internal doors providing access to all rooms. The open-plan living and kitchen area is a standout feature of the property, offering an aspect with plenty of natural light, wood-effect flooring, and a contemporary fireplace with surround. Sliding patio doors open directly to the communal front garden area, offering a convenient ground floor access point. The kitchen is fitted with a range of modern wall and base units with a matching preparation work surface, inset stainless steel sink with drainer and mixer tap, tiled splash backs, integrated electric oven and hob with stainless steel extractor over, and space for further appliances including a washing machine, dishwasher, and fridge freezer.

There are two bedrooms, including a well-proportioned main bedroom with space for wardrobes and a second bedroom suitable for use as a guest room, dressing room, or home office. The bathroom is fitted with a modern four-piece suite comprising a panelled bath with tiled splash back, pedestal wash hand basin, low-level WC, and a fully tiled shower cubicle with glazed door and wall-mounted shower. The property benefits from gas central heating, double glazing throughout, and allocated off-street parking to the front of the building.









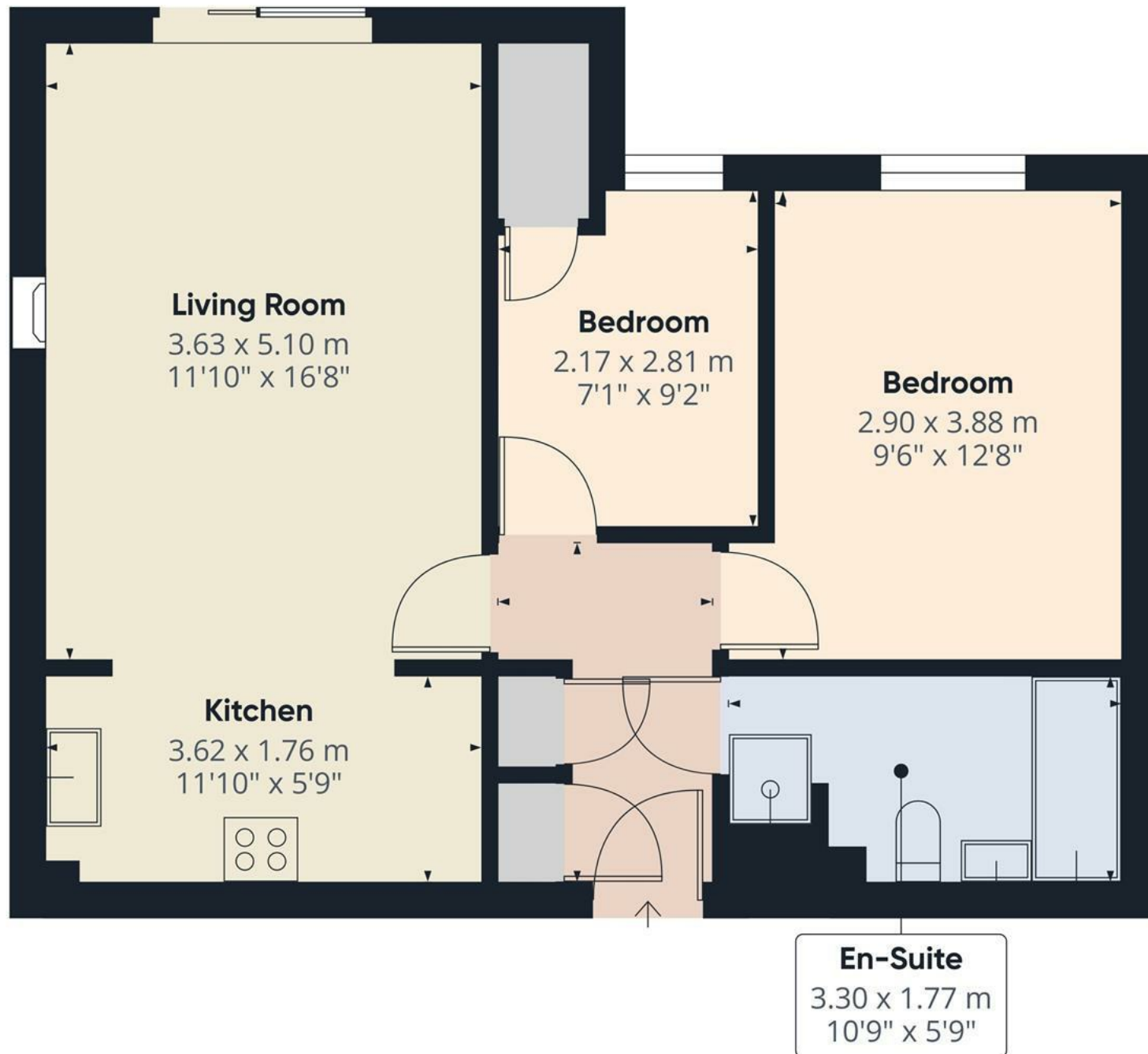












**Approximate total area<sup>(1)</sup>**  
54.4 m<sup>2</sup>  
585 ft<sup>2</sup>

(1) Excluding balconies and terraces.

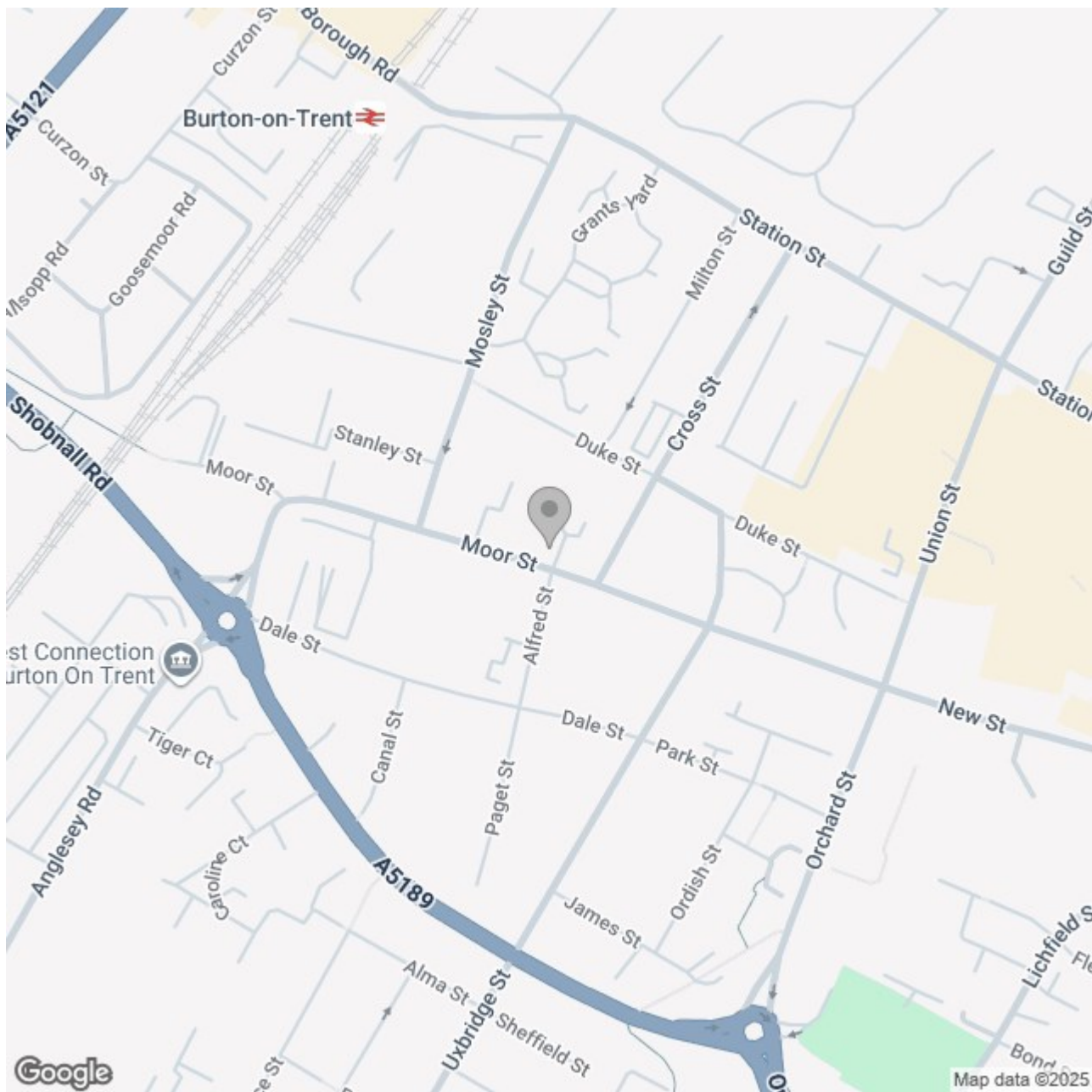
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 