













A super opportunity to acquire a top floor two bedroom Apartment, situated within this central city location, with the benefit of lift, secure underground parking and balcony with views towards the Cathedral.

Accommodation briefly comprising: Main Entrance Vestibule and lift to top floor, door giving access into: Hallway with large storage cupboard with water tank, washer dryer, slatted shelving over and further storage, open-plan Kitchen/Dining/Sitting Room with integrated appliances and balcony looking towards the Cathedral, Master Bedroom with good size En-Suite with Villeroy & Boch sanitary ware, further Bedroom and Bathroom. The property also benefits from gas central heating throughout.

Outside: Balcony with views towards Cathedral and secure underground parking.

Sitting Room/Dining Area/Kitchen - 7.2m x 2.6m overall (23'7" x 8'6")

Master Bedroom - 5.0m x 3.0m max (16'4" x 9'10")

**En-suite** - 2.2m x 1.7m (7'2" x 5'6")

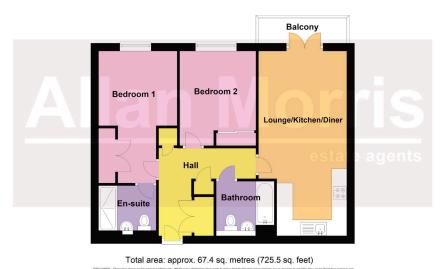
**Bedroom 2** - 3.7m x 2.9m (12'1" x 9'6")

**Bathroom** - 2.2m x 1.7m (7'2" x 5'6")





## Third Floor Approx. 67.4 sq. metres (725.5 sq. feet)



- NO ONWARD CHAIN
- Purpose built 2 bedroom City Apartment
- Top floor & Lift Accessible
- · Spacious and well planned
- · Views towards the Cathedral · Balcony
- Secure underground parking Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Direct 2002/91/	