





Hiltons Estates are delighted to present this stylish and well-maintained two-bedroom ground floor flat, located in the popular Priory Heights development. Benefiting from a brand new lease, this modern property offers an excellent opportunity for first-time buyers, those looking to downsize, or investors seeking a solid rental property.

The flat comes with the added convenience of allocated parking and is just moments away from the local train station, offering fantastic transport links for quick access to Central London and other key destinations.

Perfectly combining comfort, convenience, and location, this is a property not to be missed.

Spacious Ground Floor Layout

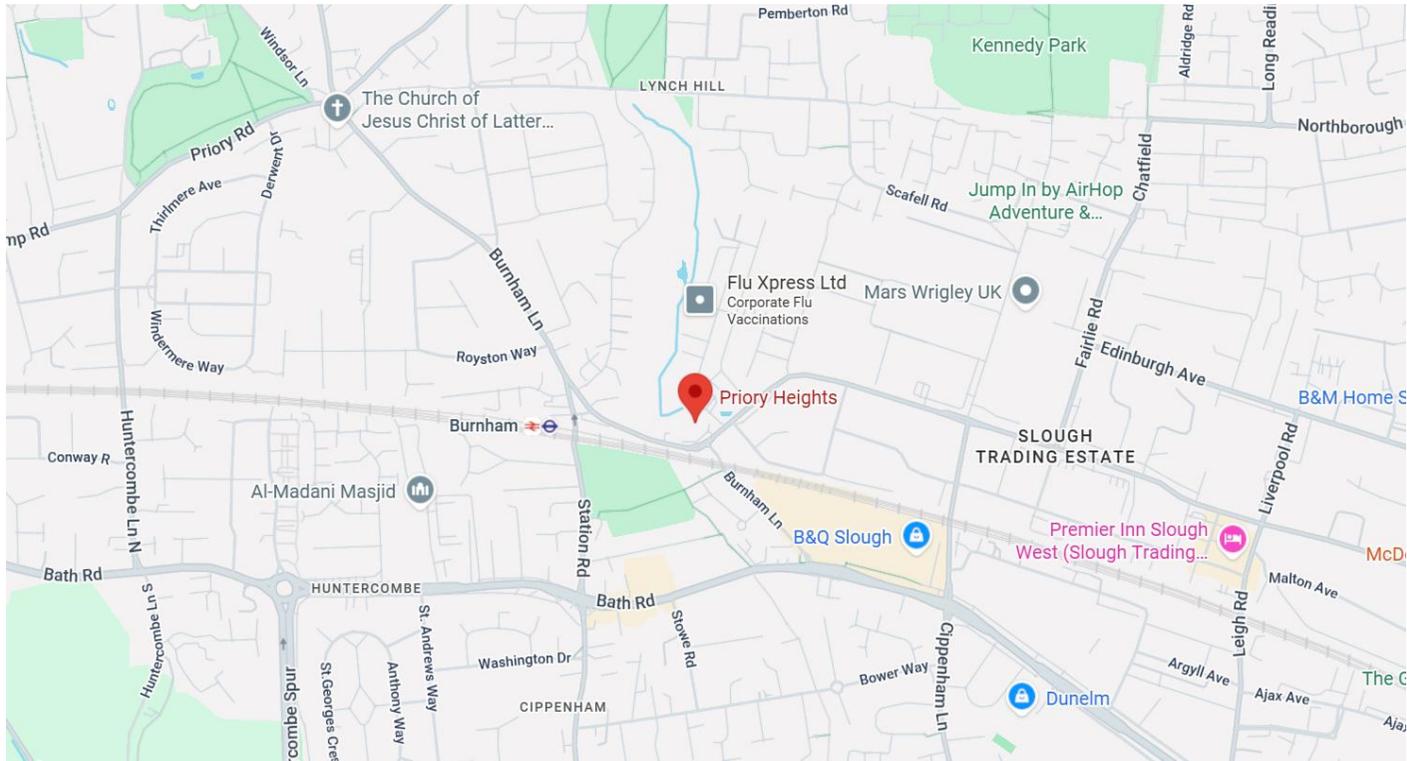
Brand New Lease

Excellent Transport Links

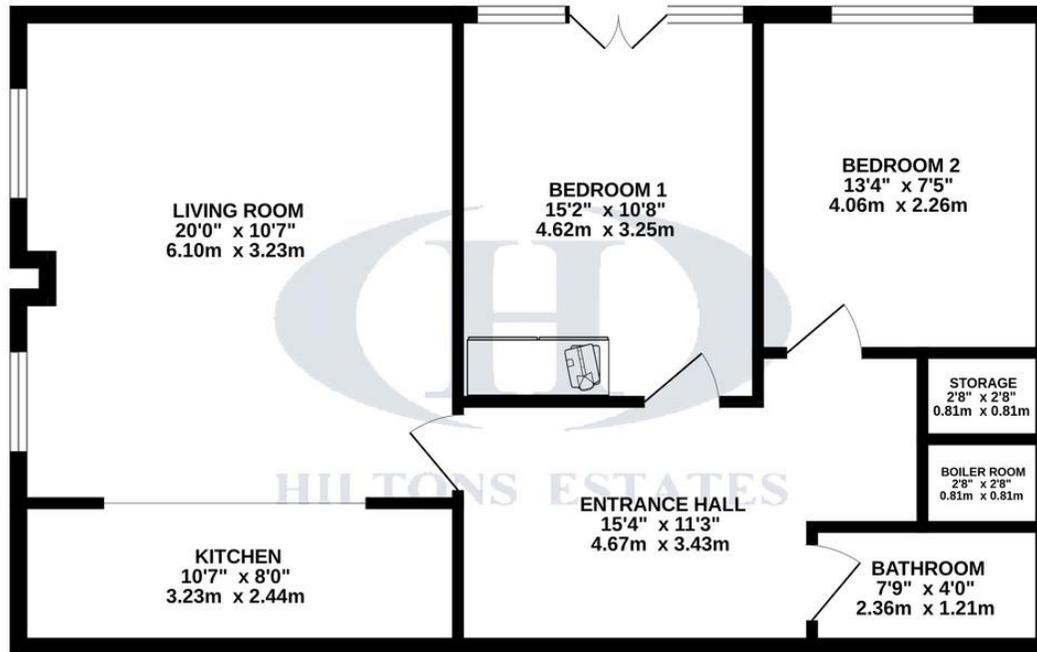
Two Double Bedrooms

Allocated Parking





**GROUND FLOOR**  
716 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		