





Marketed with no onwards chain this well presented upper floor apartment comprises hall, open plan lounge kitchen, two bedrooms and bathroom. The apartment benefits from utility storage, communal garden and single garage with parking to front. Viewings a must!

Council Tax band: B

Tenure: Leasehold

- Upper Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Utility Cupboard
- Open Plan Kitchen Dining
- Single Garage
- Allocated Parking
- NO ONWARDS CHAIN





### Entrance Hall

Front door into community hallway with door on second floor into apartment. Doors leading from hallway into, utility storage, both bedrooms, bathroom. Loft access.

### Lounge

15' 8" x 11' 10" (4.78m x 3.61m)

Window to side and French doors to the rear with Juliette balcony. Open plan into kitchen.

### Kitchen

11' 10" x 6' 7" (3.61m x 2.01m)

An excellent range of eye and low level units incorporating a stainless steel sink and drainer unit. Built in electric hob with canopy style extractor over and built in electric oven. Integrated fridge freezer and dishwasher. Breakfast bar and partly tiled walls. Window to front. Laminate flooring.

### Bedroom One

8' 1" x 9' 9" (2.46m x 2.96m)

Built in double wardrobes, window to rear and door to En-Suite.

### En-Suite

6' 1" x 4' 8" (1.85m x 1.41m)

Three piece suite comprising a shower cubicle with mixer shower over, pedestal wash hand basin and low level WC. Partly tiled walls.

### Bedroom Two

9' 2" x 12' 0" (2.80m x 3.67m)

Window to rear and built in wardrobe.

### Bathroom

7' 6" x 6' 8" (2.29m x 2.02m)

Three piece suite comprising a panelled bath, vanity wash hand basin and vanity low level WC. Partly tiled with window to front.





**Utility Cupboard**

Utility storage cupboard plumbed in for washing machine and space for dryer.

**Garage**

Single garage.

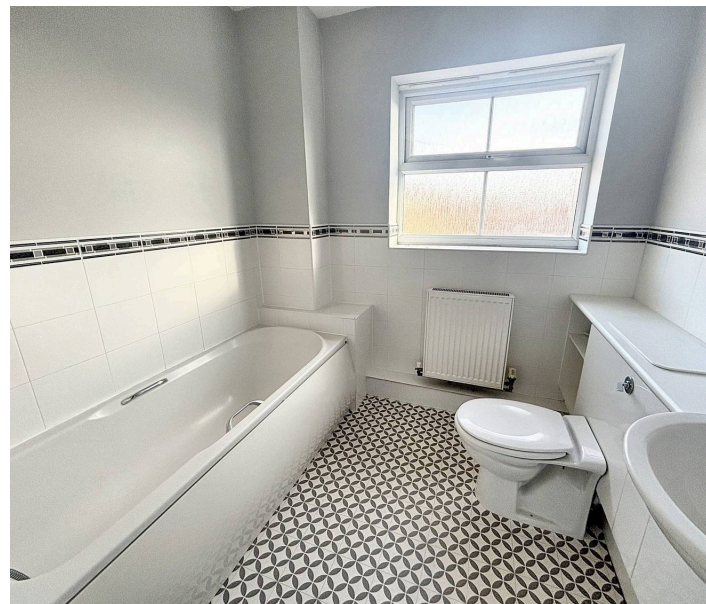
**Communal Garden**

Communal patio and lawn to rear.

**ALLOCATED PARKING**

1 Parking Space

Allocated parking in front of garage.







# Victoria Estates & Property Management

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