







### Property Description

We delighted to bring this stunning two bedroom first floor apartment, situated in the ever popular Brewery Square Development, to the market which benefits from a lift to all floors including the underground car park, two balconies and a secure allocated parking space making it very unique on the development. The property is beautifully presented and provides comfortable living accommodation throughout with many upgrades to higher specification. The accommodation includes a wide entrance hallway with coat and utility cupboards, and stunning dual aspect living space, well-maintained fitted kitchen. The well-equipped shower room is accessed off the hallway and the master bedroom offers plentiful fitted storage including a walk in wardrobe. This room also benefits from a full bathroom en-suite. The second bedroom is also a double bedroom and once again benefits from fitted wardrobes. The property further benefits from an allocated car parking space in a secure underground basement.

### Entrance Hall

The entrance door leads from the communal hallway into the entrance hall, with doors to a double door storage cupboard and a utility cupboard, a radiator and doors that lead to the open plan lounge / kitchen, the shower room and bedrooms 1 and 2.

### Utility Room

3' 11" x 2' 2" ( 1.19m x 0.66m )

A door leads from the entrance hall with the gas combi boiler and with plumbing for a washing machine.

### Open Plan Lounge / Kitchen

14' 2" x 20' 6" ( 4.32m x 6.25m )

A door leads from the entrance hall into the open plan lounge / kitchen.

The lounge has dual aspect windows to the side and rear and further benefits from two balconies again to the side and rear aspects. With a radiator, a telephone point and a television aerial socket.

The fitted kitchen comprises of a range of wall and base units, a 1 1/2 bowl stainless steel sink and drainer, an electric oven and hob with a cookerhood over, an integral dishwasher and an integral fridge freezer.



### Bedroom1

20' 9" x 10' 6" ( 6.32m x 3.20m )

A door leads from the entrance hall with a double glazed window to the rear aspect, a radiator, a television aerial socket, a telephone point, doors leading to the walk in wardrobe and a door leading to the en suite bathroom.

### Ensuite

A door leads from bedroom 1 to the part tiled ensuite bathroom, with a WC, a wash hand basin, a bath with a shower above, a radiator, a shaver point and an extractor fan.

### Bedroom 2

12' 11" x 8' 11" ( 3.94m x 2.72m )

A door leads from the entrance hall into bedroom 2, with a double glazed window to the rear aspect, a radiator, a television aerial socket, a telephone point, and doors to the built in wardrobes.

### Shower Room

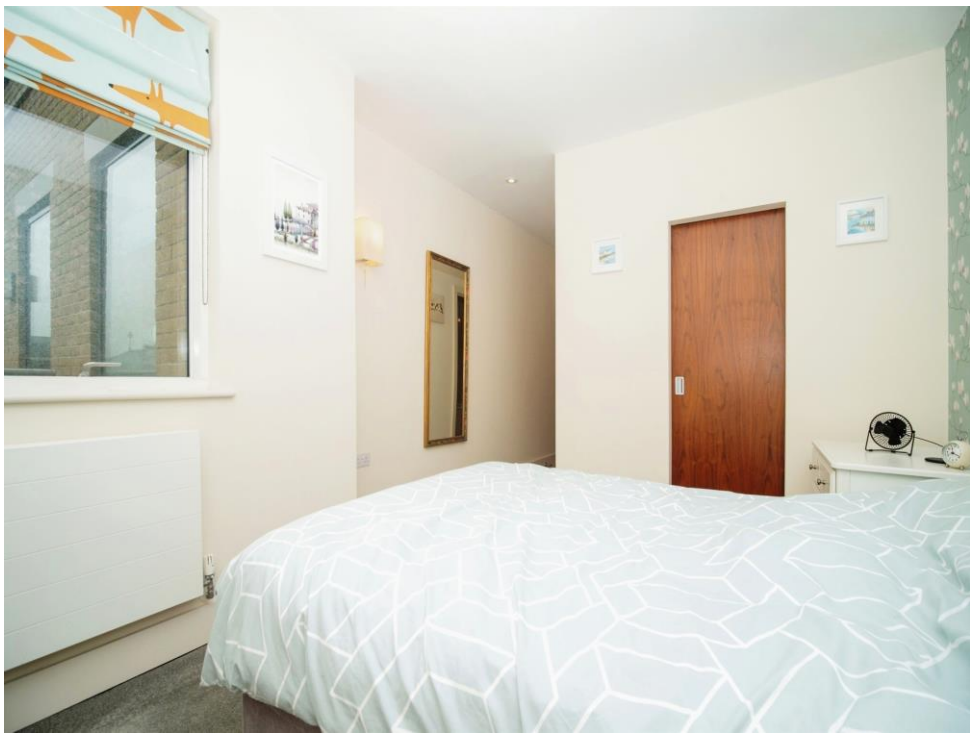
A door leads from the entrance hall to the part tiled shower room, with a shower cubicle, a WC, a wash hand basin, a shaver point, a radiator and an extractor fan.

### Parking

The property comes with one allocated parking space in the secure underground car park.



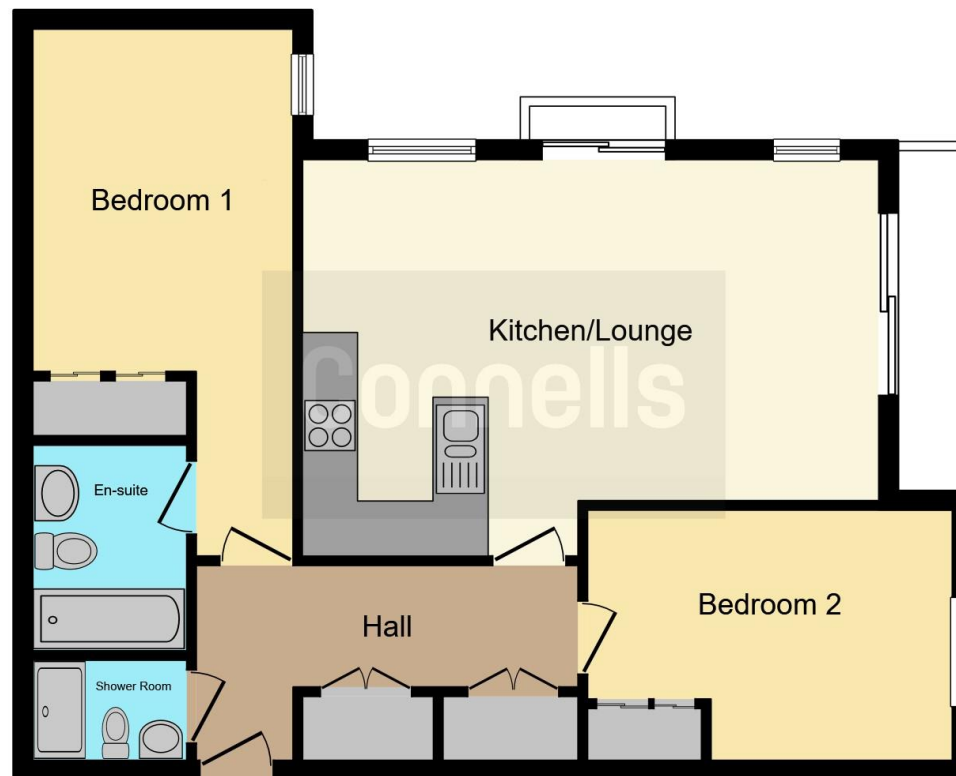












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/DCH308886](http://connells.co.uk/Property/DCH308886)**

This is a Leasehold property with details as follows; Term of Lease 201 years from 08 Aug 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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