



FOR STARTERS



OFFERS OVER
£185,000

MAIN COURSE

This 2 bedroom property is one of the best examples of an apartment we've seen on the popular development of Trinity Mead. Words like 'turn-key' and 'immaculately presented' are often overused phrases in the property world but this ground floor apartment really lives up to those terms. Many of the properties still feature the original kitchen and bathrooms but this is not the case here.

Lovingly modernised and updated throughout by the current owners, the layout of this apartment is one of the most popular designs, featuring a fantastic L-Shaped open plan Kitchen, Living, Dining room.

The newly fitted kitchen has been thoughtfully designed to ensure that there is plenty of cupboard and worksurface space and integrated appliances to include a fridge freeze, oven and hob, dishwasher and washing machine. The breakfast bar provides a nice separation between the kitchen and dining area and is the perfect place to sit and enjoy a morning coffee. The shaker style units are a lovely muted Champagne colour which creates a modern and contemporary feel. The dining area has plenty of space for a dining table making it the perfect place to entertain and the lounge area is light and bright. There is wood engineered flooring throughout the whole room which compliments the decoration well.

The 2 bedrooms have been kitted out with high quality fitted wardrobes providing that all important storage and as both rooms are similar in size, its ideal for the first-time buyer who needs a lodger to help pay the bills or an investor who wants a good return on their investment.

The Bathroom has been refitted with a stylish white suite comprising of a shower cubicle, wash hand basin with a handy vanity unit and W.C.

There is an allocated parking space to the rear of the property means that you don't have to fight for space to park when you return home.



The other bonus is that the service charge and ground rent are not astronomical, as they can be with some apartments. At £1000 per annum for the service charge and £150 per annum for the ground rent, it makes this property even more attractive. And, you can see that this money gets well spent as the communal hallway and parking area are clean and well maintained.

Another bugbear of buying an apartment can be the lease length, but there is nothing to worry about here as we are led to believe there is a 125-year lease from when the property was built in approximately 2004.

So, if you are a first time buyer looking to get your foot on the ladder, someone who wants the perfect lock up and leave or if you simply want to make your money work harder, then this apartment fits the bill.

KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - C



EPC
Band - D



N/A



Mains electric
and water.



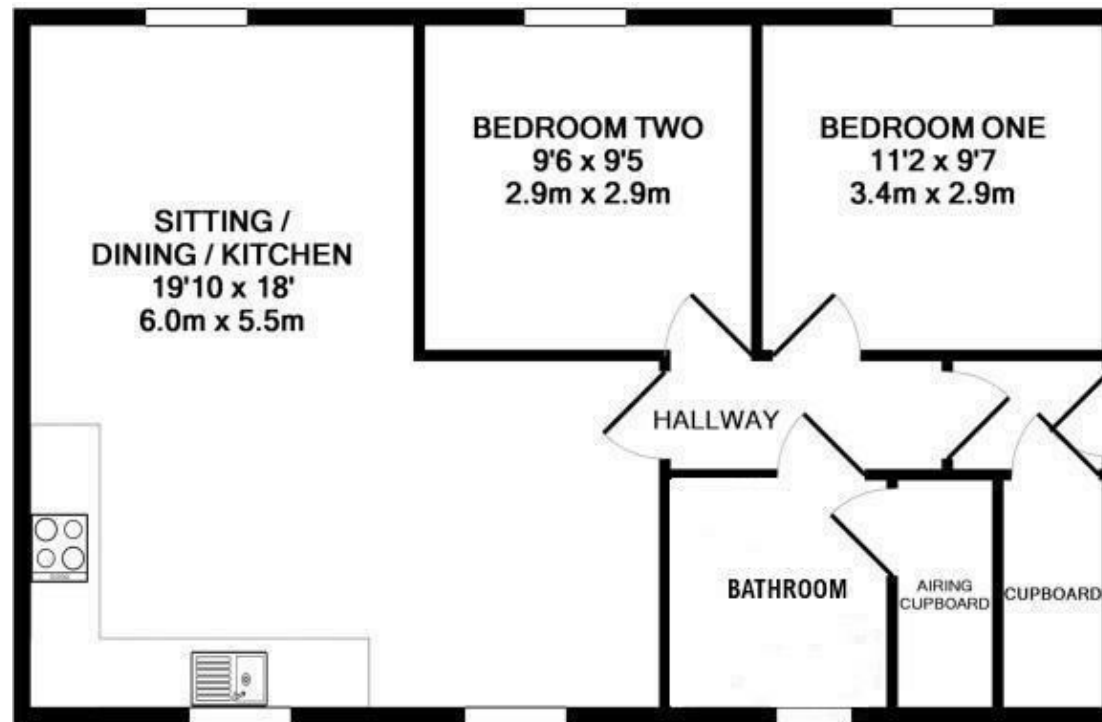
Heating system
Electric Warm



Stratford High

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222





TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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