



## Penner Court Ariel

£129,995

- Modern Top Floor Apartment
- Off Road Parking
- Two Balcony's
- Close to Local Amenities
- Excellent Transport Links
- Council Tax Band - B
- EPC Rating: C





## About the property

For sale is this immaculately presented, neutrally decorated flat that has been designed to maximise comfort and convenience. This property consists of one well-proportioned bedroom, a modern open-plan kitchen reception room and two separate balcony's.

The master bedroom is a sanctuary of peace and tranquillity, with built-in wardrobes offering ample storage space, and large windows that flood the room with natural light. The open-plan kitchen is a culinary enthusiast's dream, replete with modern appliances and bathed in an abundance of natural light, creating an inviting space for cooking and dining.

The reception room is the heart of the flat, boasting large windows and a balcony that offers an idyllic place to relax and unwind, with breathtaking views that can be enjoyed all year round.

One of the unique features of this property is the allocated parking space, ensuring hassle-free parking. The property is located in a peaceful area with a strong local community spirit. It is in close proximity to public transport links and local amenities, and is surrounded by walking and cycling routes, making it ideal for outdoor enthusiasts.

This flat is ideal for couples or sharers looking for a stylish, low-maintenance home in a vibrant, friendly neighbourhood. Its open-plan layout enhances the sense of space and flow, while its beautiful views and abundant natural light make it a truly enviable living space.



## Accommodation

### Entrance Hallway

### Bedroom

10' 7" x 10' 7" max ( 3.23m x 3.23m max )

### Bathroom

8' 6" x 6' 5" ( 2.59m x 1.96m )

### Lounge

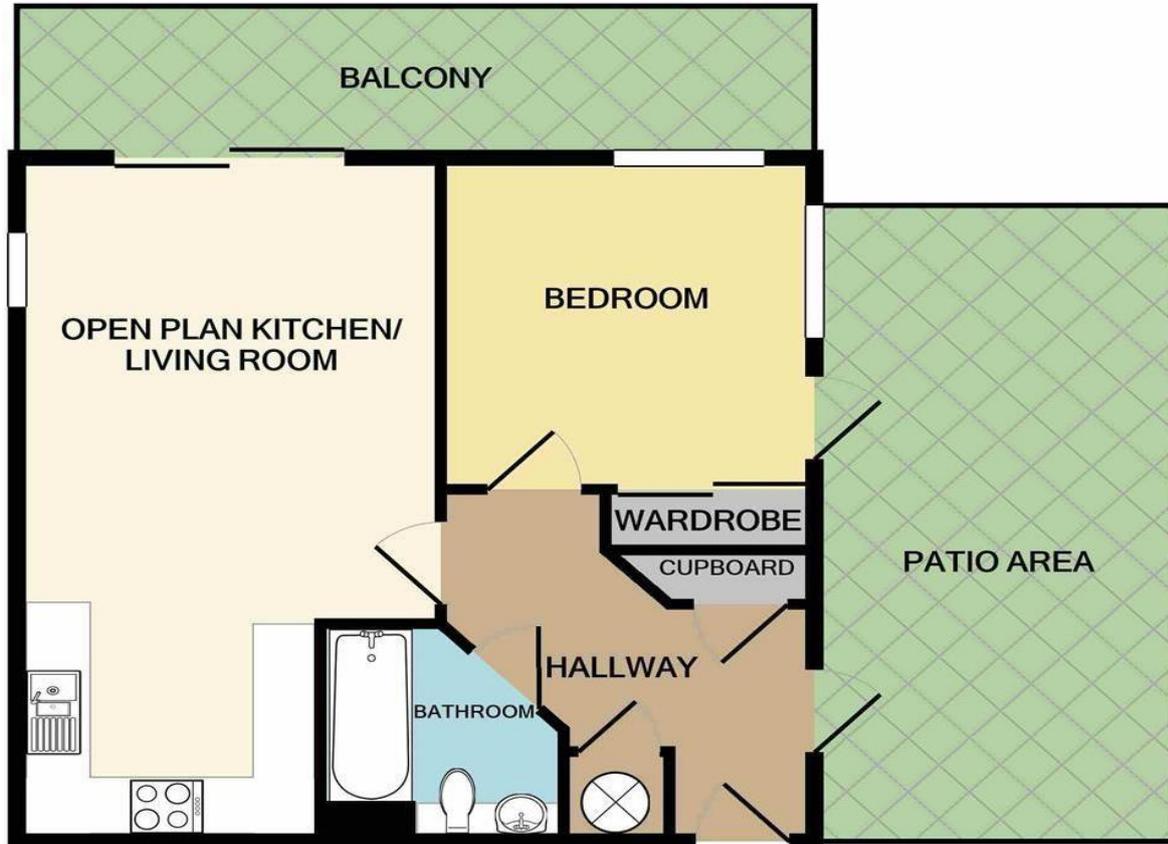
13' 11" x 11' 5" ( 4.24m x 3.48m )

### Kitchen

8' 1" x 6' 7" ( 2.46m x 2.01m )

### Outside

## Floorplan



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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