

# Shire Hall Pentonville, £125,000

- No Onwards Chain
- Off Road Parking
- Open Plan Living
- Original Period Features
- Luxury Apartment
- Council Tax C
- EPC Rating: Awaited







01633 221892 newport@peteralan.co.uk



# About the property

For sale is a beautiful flat, ideally located amidst public transport links, local amenities, and historical features, and offering a quiet and peaceful environment. The area is also enriched by walking routes, making it perfect for those who enjoy an active lifestyle.

Upon entering the flat, you will instantly notice the high ceilings, adding a sense of space and grandeur to the property. The open-plan design contributes to the spacious feel, while also offering a modern and contemporary living arrangement. A designated parking space is included, an absolute necessity in this bustling area.

The flat comprises one reception room, a kitchen, a bedroom, and a bathroom. The reception room is a delight, boasting large windows that flood the space with natural light and further accentuating the high ceilings. The kitchen is also open-plan, fitted with modern appliances, ready for you to cook up a storm.

The bedroom is a well-sized master bedroom, with ample natural light making it a bright and inviting space. The bathroom is well-appointed and features a heated towel rail, adding a touch of comfort and luxury.

This flat is perfect for couples or sharers looking for a stylish, well-located property. The unique features and prime location make this not just a place to live, but a lifestyle to enjoy.



# Accommodation

Entrance Hall

Kitchen/Living Room

17' 6" x 15' 5" ( 5.33m x 4.70m ) **Bedroom** 

14' x 7' 10" ( 4.27m x 2.39m ) **Shower Room** 

### 01633 221892 newport@peteralan.co.uk

### Floorplan



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 Made with Metropix @2019



#### **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 fitments 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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let