



The Mantegna offers in excess of £175,000

- EPC Band B
- Council tax band B
- 2 Double bedrooms
- Balcony with river view.
- Open plan Kitchen
- Allocated parking
- EPC Rating: B



 2  1  1



About the property

Introducing an immaculate flat, listed for sale in a highly sought-after location with public transport links, nearby schools, local amenities, and beautiful walking routes. This property is ideally suited for first-time buyers and investors alike.

The property boasts an open-plan style that ensures a seamless flow throughout the home. As you enter, you are greeted by a generously sized reception room, basking in natural light thanks to its large windows. This room also features a balcony with an impressive river view, offering a tranquil space to unwind.

The flat is equipped with two double bedrooms, providing plenty of space for relaxation and storage. The bedrooms echo the rest of the property with their neat, modern design.

The heart of this home undoubtedly lies in its state-of-the-art kitchen. It has been thoughtfully designed to include an open-plan layout and a kitchen island, which is perfect for casual dining or entertaining guests. The presence of natural light further enhances the overall aesthetic of the kitchen, making it a truly invigorating space where one can enjoy cooking. A well-fitted bathroom services the property, maintaining the overall pristine condition of the flat.

Additionally, the property benefits from a favourable 'B' EPC rating and falls under the 'B' council tax band.



Accommodation

Kitchen/Living Room

11' 8" x 18' 4" (3.56m x 5.59m)

Bedroom 1

8' 5" x 9' 5" (2.57m x 2.87m)

Bedroom 2

8' 5" x 11' 8" (2.57m x 3.56m)

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Floorplan



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