



Egmont House Alicia

£120,000

- Two double bedrooms
- En-suite principal bedroom
- Allocated parking space
- Ideal for first-time buyers
- Open-plan kitchen / living
- EPC Rating: B





About the property

Introducing an exceptional two-bedroom flat for sale, ideally located within easy reach of public transport links, reputable local schools, and a wealth of amenities. This property presents an attractive opportunity for first-time buyers and investors alike, offering both comfort and convenience in equal measure.

Residents are welcomed by a spacious open-plan reception room that seamlessly connects with a contemporary open-plan kitchen. The layout is perfect for relaxation and entertaining, with space for both dining and living areas. The modern kitchen has been thoughtfully designed to cater to everyday needs, allowing for both functionality and style in equal measure.

The property comprises two double bedrooms. The principal bedroom benefits from a private en-suite, creating a luxurious retreat for rest and rejuvenation. In addition, a further double bedroom offers excellent accommodation for guests, family members, or as a home office.

Additional features include allocated parking, ensuring convenience for residents and visitors alike. The location offers close proximity to green spaces, walking and cycling routes, making it ideal for those who enjoy an active lifestyle or simply wish to enjoy the outdoors while remaining well connected to urban amenities.

Set within Council Tax Band C, this flat offers notable efficiency and affordability.



Accommodation

Kitchen

7' 2" x 10' 7" (2.18m x 3.23m)

Living And Dining Area

10' 7" x 15' 1" (3.23m x 4.60m)

Bedroom 1

9' 6" x 11' 4" (2.90m x 3.45m)

Bedroom 2

9' 9" x 7' 4" (2.97m x 2.24m)

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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 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.

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