



## 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



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## 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 offer 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

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