

FABULOUS LARGER THAN AVERAGE, TWO BEDROOM FIRST FLOOR DUPLEX APARTMENT SET WITHIN THIS MANSION HOUSE DEVELOPMENT AT THE END OF A HIGHLY SOUGHT AFTER AND QUIET CUL-DE-SAC, LOCATED CLOSE TO POPULAR LOCAL SCHOOLS AND WITHIN WALKING DISTANCE TO THE CITY CENTRE AND RAILWAY STATION. The property has the benefit of gas central heating and a security entrance system and is entered via a stunning large communal hallway with a sweeping staircase to the upper floors. Providing extremely spacious and bright living accommodation of over 1,000 sq ft that is tastefully presented throughout, it fully comprises entrance hall, large sitting room with period fireplace, dining kitchen with full range of modern fitted units, double bedroom, modern shower room and a second floor landing leading to a further bedroom with feature beams and an ensuite bathroom. To the outside are communal grounds with an allocated parking space. An internal viewing of this wonderful apartment is strongly recommended. No onward chain.

# **Communal Hallway**

Stunning entrance with ornate spindled staircase to upper floors

### **Entrance Hall**

Entrance door. Door to

## **Sitting Room**

20'9 x 15'1 (6.32m x 4.60m)

Bright and spacious reception room with windows to 2 aspects, feature period fireplace.

### Kitchen/Diner

17'6 x 12'0 (5.33m x 3.66m)

Quality shaker style units comprising base and wall units, integrated appliances include built-in oven and hob with extractor above, dishwasher, washing machine/dryer and fridge/freezer, window to front, staircase to upper floor bedroom 2.

















13'1 x 12'0 (3.99m x 3.66m) Large double bedroom with window to rear.

### **Shower Room**

Suite comprising walk in shower, wash hand basin, w.c., window to rear

**Landing**Door leading to

### **Bedroom**

18'0 x 10'8 (5.49m x 3.25m)

With 2 velux windows to rear, this room makes a perfect guest bedroom and/or study area with door leading to

## **Bathroom**

Suite comprising panelled bath, wash hand basin, low level w.c., velux window to rear.

# **Residents Parking**

### Note

Leasehold with approx. 975 years remaining







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