



An immaculately presented 2 double bedroomed first floor apartment with lift, occupying 1,129 sq. ft, within this historic Grade II Listed conversion just a few minutes' walk of the town centre with superb communal gardens, allocated & visitor parking. No onward chain.







Approximate Area = 1129 sq ft / 104.8 sq m

15'3 (4.6 x 10'6 (3.1



Viewing strictly through the selling agents:

## **Robert Cooney**

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## **Features**

- Entrance Hall
- · Living / Dining Room with floor to ceiling sash windows
- Fitted Kitchen with Neff oven
- Utility Room
- Cloakroom
- Master Bedroom with floor to ceiling sash windows, shutters and Ensuite Shower Room
- Further Double Bedroom
- · Family Bathroom with separate shower
- Communal landscaped gardens
- Allocated and visitor parking
- · Gas central heating
- Lease term 999 years from 2005, 979 years remining
- Current ground rent Peppercorn
- Current service charge £4347.66 pa
- Council tax band E



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