



## Agincourt Square, Offers in excess of £235,000

- Council Tax C
- First floor apartment
- Central Town location
- Individual features, stylish interior
- Well proportioned living space
- EPC Rating - B





## About the property

Impressive Town Centre apartment with high specification, stylish interior. Convenient first floor well proportioned accommodation (approximately 688 sqf ft) with charming views over the historic square opposite. Viewing recommended.

Superb modernised apartment, centrally located with views overlooking Agincourt Square and the Shire Hall. Staircase leads to the first floor apartment, which opens through to an Inner Hallway with rooms leading off to the following; extensive open plan area, incorporating the Sitting Room with stunning feature exposed slate wall, recessed ceiling mood lighting and two windows overlooking the Square. Opening through to the fitted Kitchen which is well fitted with granite worktops, gas hob and electric oven, integrated fridge/freezer and washing machine. Two well proportioned Bedrooms and a desirable Bathroom. An internal viewing is certainly recommended to fully appreciate the size and quality finish of this individual apartment.





## Accommodation

### Entrance Hall

### Sitting Room

35' 1" x 13' 2" (10.69m x 4.01m)

### Kitchen

13' 5" x 7' 3" (4.09m x 2.21m)

### Bedroom 1

12' 8" x 12' 4" (3.86m x 3.76m)

### Bedroom 2

10' 6" x 9' 4" (3.20m x 2.84m)

### Bathroom

## Floorplan



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