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## Description

We are delighted to offer this beautifully situated two-bedroom first-floor apartment, enjoying stunning views over the picturesque Victoria Park.

This well-presented home benefits from double glazing and gas central heating, providing comfort and warmth throughout. The accommodation comprises a spacious lounge with direct access to a sunny south-facing balcony, a fitted kitchen, two generously proportioned bedrooms, and a bathroom.

Bright and inviting, the apartment offers a versatile living space, perfect for first-time buyers, downsizers, or buy-to-let investors.

Early viewing is highly recommended to fully appreciate the setting and presentation on offer.

### Tenure

Leasehold with 179 years remaining | Service Charge/Maintenance: Under £1,000 per annum.

## Key Features

- Two-bedroom first-floor apartment with bright, well-proportioned accommodation
- Beautifully situated with views over Victoria Park
- Spacious lounge with direct access to a south-facing balcony
- Fitted kitchen offering practical and stylish workspace
- Two generously sized bedrooms
- Double glazing and gas central heating throughout
- Ideal for first-time buyers, downsizers, or buy-to-let investors
- Early viewing highly recommended
- EPC Rating TBC | Council Tax Band A
- Leasehold with 179 years remaining | Service Charge/Maintenance: Under £1,000 per annum



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## Floor Plan St. Matthews Road



Total area: approx. 57.4 sq. metres (617.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(21-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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