



Excellent investment opportunity or first home

Hassle free, for sale with no forward chain

Comes with plenty of storage space

Tastefully decorated, generously sized lounge

Two well presented bedrooms

Offers superb value for money

Two minutes walk to the town centre

Stylish décor, modern flooring and oak veneer doors

Modern, eye-catching kitchen

Stylish and immaculate bathroom suite

Whether you are looking to get on the property ladder or desire to extend your property portfolio then this property could certainly be what you have been looking for. In fabulous condition with tasteful décor and oak veneer doors, this first floor apartment has the added bonus of being sold with no forward chain. For first-time buyers or perhaps those looking to downsize, the property is ready to move into you would simply need to unpack. For investors, the property offers great value, located in a highly sought-after town. The location is certainly convenient with the town centre just been a two minute stroll away. Numerous shops and amenities are all within easy access. The property comes with a tremendous amount of storage, two useful cupboards being located by the front door and just to the left-hand side of the property, is a substantial storeroom. Step inside you'll find yourself in the spacious and tastefully decorated hallway. The hallway provides access to the open plan lounge and kitchen, which feels light and airy. There are two good-sized bedrooms, both with useful cupboards and the bathroom has plenty of style and like the rest of the property has been well-maintained. At the rear of the property, there is a garden area which can be left and is currently cut by the housing association. But if desired, like some neighbouring properties you're free to add plants and flowers. To view this property, and the fabulous value for money it offers, please get in touch to arrange a viewing.

ACCOMMODATION

Hallway

This well presented hallway sets the scene for the tasteful décor that you will find throughout the property. The hallway has a radiator and oak veneer doors provide access to the lounge and kitchen, both bedrooms and the bathroom.

Lounge

A tastefully decorated, light and airy room boasting two useful storage cupboards, one houses the boiler. The room has plenty of space for furniture and there is a radiator and a uPVC double glazed window looking out to the front. A nice feature is the modern, open plan living as the lounge opens up to the kitchen.



Kitchen

The kitchen is in immaculate condition and has stylish wall and base units, with a contrasting worktop and tiled splash backs. There is a built-in electric oven with a separate gas hob and stainless steel extractor canopy in place above. A sink with drainer board and mixer tap is set below a uPVC double glazed window that looks out to the rear. The kitchen has a fridge freezer and washing machine which can be included subject to offer/negotiations.



Bedroom one

A spacious double bedroom benefiting from a built-in cupboard, a radiator and a uPVC double glazed window to the front.

Bedroom two

Another light and airy bedroom with a built-in cupboard, a radiator and a uPVC double glazed window.

Bathroom

This stylish bathroom incorporates a bath with glass screen, mixer tap and shower above. There is a toilet and pedestal hand wash basin with mixer tap and mirror in place above. The bathroom features modern flooring, attractive tiled walls, a radiator, an extractor and a uPVC double glazed frosted window.

Exterior

By the front door of the property, there are two useful storage cupboards. Located around to the left-hand side of the property is a substantial, brick built shed with a very high ceiling providing excellent storage. There is also an area of garden located to the rear of the property, which can be left and is currently maintained by the housing association. However if the new owner wishes to add plants and flowers they are more than welcome.



TENURE

We have been informed by the vendor that the property is leasehold, with an annual ground rent of £10 and maintenance charges which vary and average from £500-£1000 per annum.

COUNCIL TAX BAND A

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LOW FEES, LOCAL EXPERTISE

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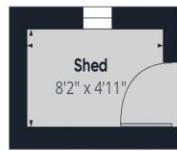
MORTGAGES

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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Ground Floor

Approximate total area⁽¹⁾
561.34 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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