





This stunning apartment, located in a popular area and historic development, offers modern living in a prime location just a short walk from the town centre and train station. The stylish and versatile accommodation includes a mezzanine bedroom, a bright open-plan living area, a kitchen diner, and a bathroom with a dressing area. With communal outdoor spaces and a private car park featuring an allocated space, this apartment truly must be seen to be appreciated. **** INVESTORS ONLY ****
****CURRENTLY TENNANTED****



Hallway
8 x 3.10

Living Room
15.0 x 11.6

Kitchen
8. x 7.2

Landing
3. x 6.6

Bedroom
12. x 7.9

Bathroom
5 x 7.7



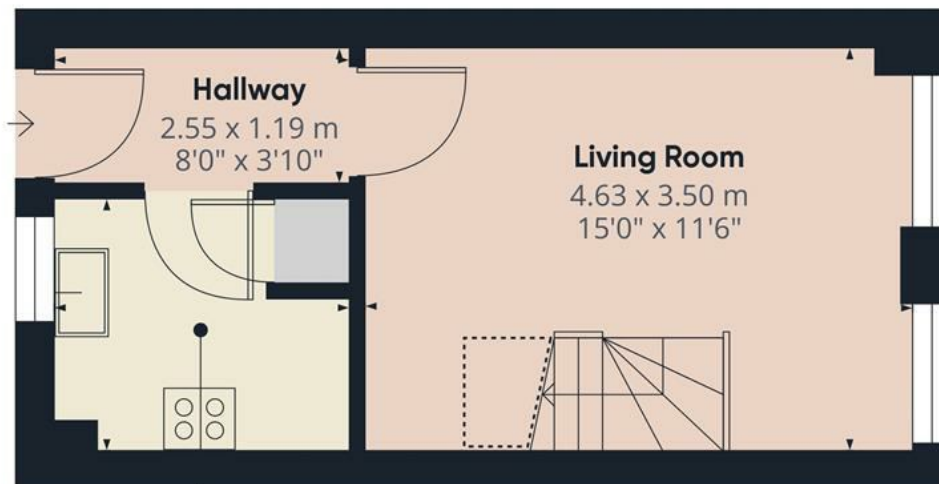




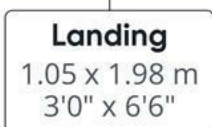








Floor 0



Floor 1

Approximate total area⁽¹⁾

41.63 m²

448.1 ft²

Reduced headroom

1.05 m²

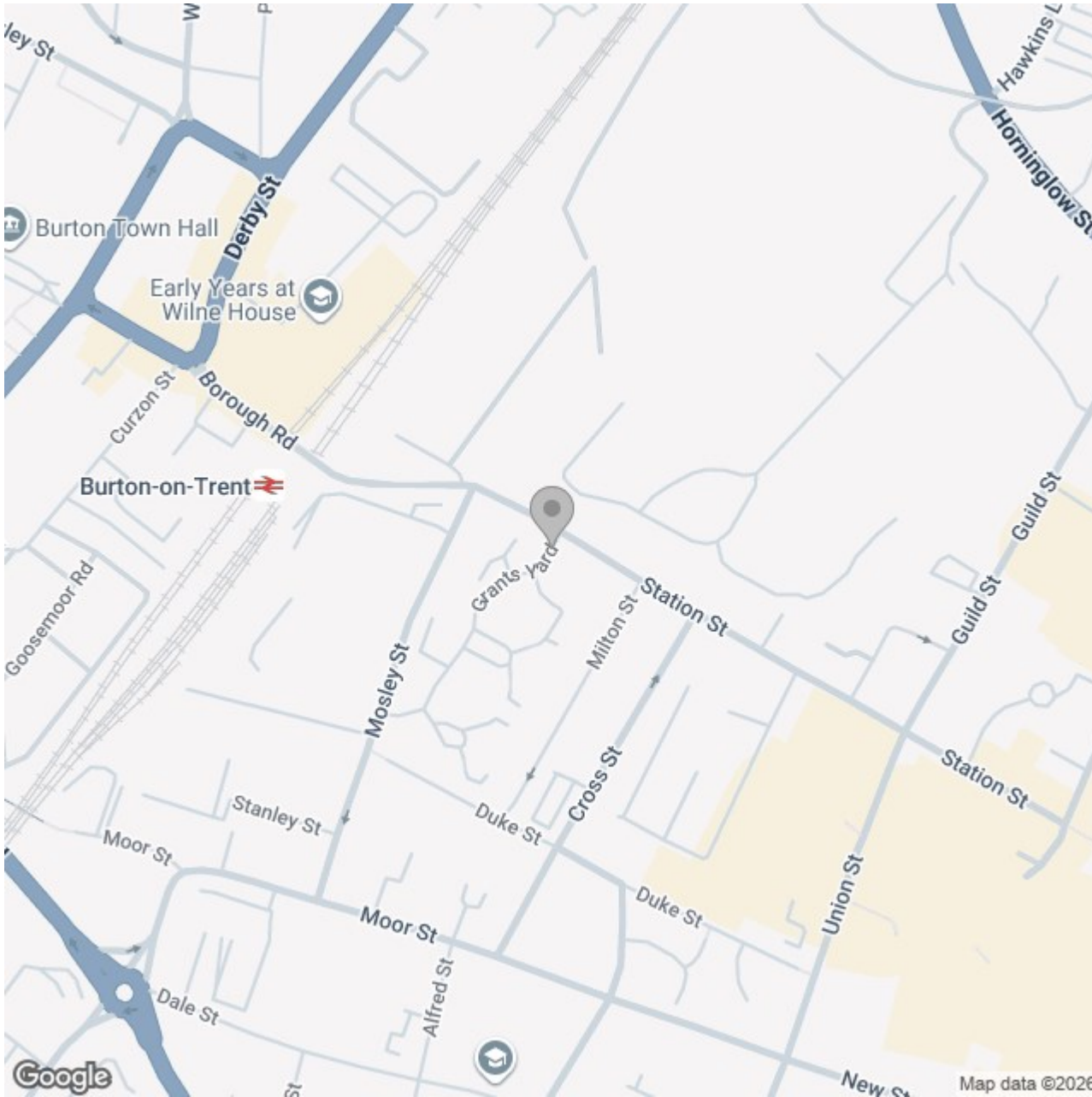
11.3 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	