



## Argosy Way, £120,000

- NO CHAIN
- Top floor
- Brilliant views
- Close to amenities
- Council tax band B
- EPC Rating: C



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## About the property

This beautifully presented top floor, two-bedroom flat offers an exceptional opportunity to enjoy modern living with truly stunning views. Positioned to maximise natural light and outlook, the property boasts far-reaching views that can be enjoyed from the main living space, creating a bright and uplifting atmosphere throughout.

At the heart of the home is a spacious open-plan kitchen, dining and living area, designed with both comfort and functionality in mind. The layout is ideal for modern lifestyles, whether entertaining guests or enjoying quiet evenings at home. The kitchen is thoughtfully arranged with ample storage and worktop space, flowing seamlessly into the dining and living areas to create a sociable and versatile environment.

The flat features two well-proportioned bedrooms, each offering a calm and comfortable retreat. The accommodation is complemented by a well-appointed bathroom, finished to a practical and contemporary standard.

Additional benefits include communal parking, providing convenience for residents and visitors alike. The property is energy efficient with an EPC rating of C, helping to keep running costs lower, and falls within Council Tax Band B, making it an attractive option for first-time buyers, professionals, or investors.

Situated on the top floor, the flat enjoys a sense of privacy and elevation, enhancing both the views and overall appeal. Viewing is recommended.



## Accommodation

### Lounge

18' 3" x 10' ( 5.56m x 3.05m )

### Kitchen

18' 6" x 5' ( 5.64m x 1.52m )

### Bedroom One

9' 4" max x 9' 3" max ( 2.84m max x 2.82m max )

### Bedroom Two

11' 7" max x 9' 2" max ( 3.53m max x 2.79m max )

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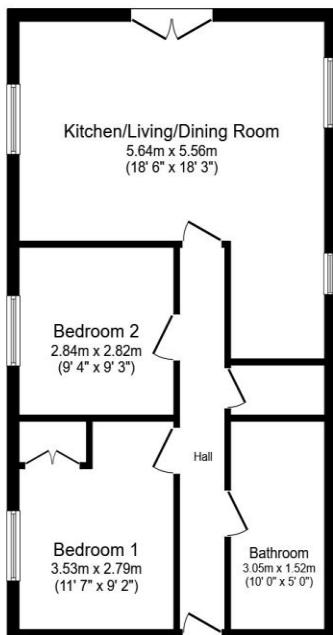
### Bathroom

10' max x 5' max ( 3.05m max x 1.52m max )

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## Floorplan



Floor Plan

Floor area 57.3 sq.m. (617 sq.ft.)

Total floor area: 57.3 sq.m. (617 sq.ft.)

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