





A well-presented first-floor apartment, offered for sale with no onward chain and benefiting from off-road parking.

This attractive two-bedroom apartment features two distinctive bay windows to both the spacious lounge/diner and kitchen, creating bright and welcoming living spaces with an abundance of natural light. The accommodation comprises an entrance hallway, generous lounge/diner, fitted kitchen with integrated appliances, two well-proportioned bedrooms, an en-suite shower room to the principal bedroom and a separate family bathroom.

Further benefits include UPVC double glazing, gas central heating, fitted wardrobes and a Juliet balcony to the principal bedroom.

The property is ideally situated within easy walking distance of the town centre, with a wide range of shops, amenities and local services also available within a stone's throw, making this an ideal opportunity for those seeking convenient and well-connected living.



Entrance Hallway

Welcoming entrance hallway featuring a central heating radiator, telephone point, intercom system and thermostat, with doors leading to the principal accommodation.

Lounge/Diner

A particularly attractive feature of this apartment is the impressive large bay window, fitted with UPVC double glazing to the front elevation, allowing an abundance of natural light to flood the room. The spacious lounge/diner benefits from two central heating radiators and a TV aerial point, with an opening leading through to the kitchen.

Kitchen

The spacious kitchen features a further attractive double-glazed bay window and a range of matching base and wall-mounted storage cupboards and drawers, complemented by granite-effect roll-top work surfaces.

Integrated appliances include a stainless-steel gas hob with matching extractor hood, oven and grill, stainless-steel sink and drainer with mixer tap, integrated fridge/freezer and washing machine. The oven and grill have been newly installed. The gas central heating boiler is housed within a cupboard, and a smoke alarm is also fitted.

Bedroom One

A generously proportioned bedroom featuring UPVC double-glazed French doors opening onto a Juliet balcony. The room benefits from a central heating radiator, TV aerial point and a range of fitted wardrobes providing useful shelving and hanging space. An internal door leads to the en-suite shower room.

En-suite Shower Room

The en-suite features a three-piece suite comprising a low-level WC with concealed/continental-style flush, pedestal wash hand basin with mixer tap and corner shower cubicle. Complementary wall tiling and a heated towel radiator complete the room.

Bedroom Two

A well-proportioned second bedroom with UPVC double-glazed window to the side elevation and a central heating radiator.

Bathroom

The bathroom is fitted with a three-piece suite comprising a low-level WC, wash hand basin and bath with mixer tap. The room also benefits from tiled wall coverings, an extractor fan and heated towel radiator.

Leasehold Information

The current ground rent is £150 per annum. Leasehold service charges are approximately £800 per six months.







AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

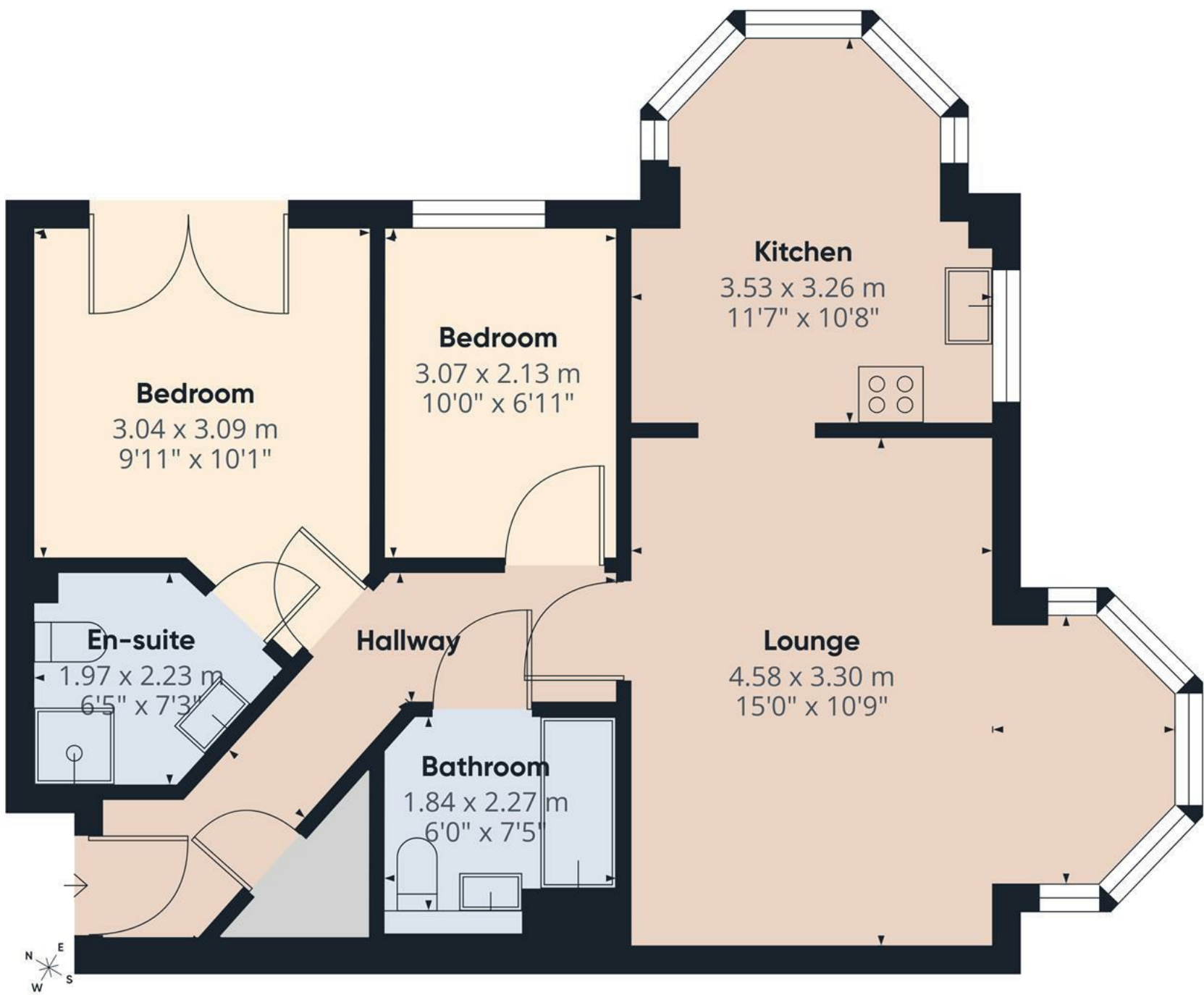
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.





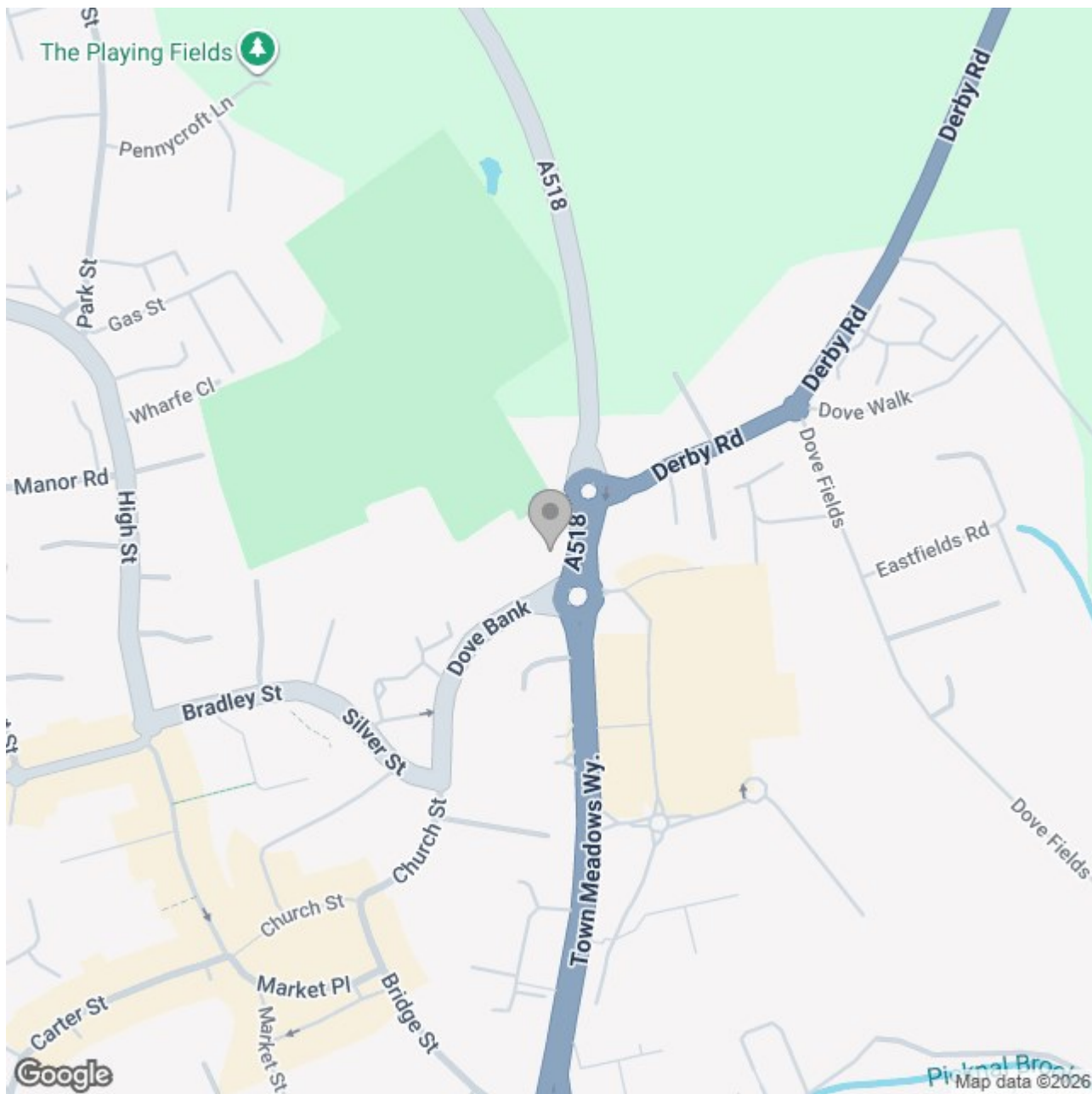


Approximate total area⁽¹⁾
62.8 m²
676 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	