



## Argosy Way, £125,000

- NO CHAIN
- Two Bedrooms
- Ground Floor
- Bright Open Plan Living
- Council Tax Band B
- EPC Rating: C



 2  1  1

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## About the property

This well-presented ground floor, two-bedroom flat offers an exceptional opportunity to enjoy modern living. Positioned to maximise natural light and outlook.

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.

With an EPC rating of C and Council Tax Band B, the property offers both efficiency and affordable running costs.



## Accommodation

### **Kitchen**

18' 1" max x 8' 1" max ( 5.51m max x 2.46m max )

### **Living/Dining Room**

18' max x 10' max ( 5.49m max x 3.05m max )

### **Bedroom One**

9' x 11' 1" ( 2.74m x 3.38m )

### **Bedroom Two**

9' x 9' 1" ( 2.74m x 2.77m )

### **Bathroom**

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

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## Floorplan



Floor Plan

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