



 **2**
Bedrooms

 **2**
Bathrooms



C & R City are pleased to bring to the market this beautifully presented two bedroom second floor apartment which offers contemporary living in the heart of town, combining style, comfort and convenience. The property boasts a spacious open-plan living area, thoughtfully designed to maximise space and natural light, with large windows creating a bright and welcoming atmosphere throughout, a private balcony provides the perfect outdoor space. The property also comprises of two double bedrooms, one with an en-suite, a modern bathroom finished to a high standard, and a sleek fitted kitchen complete with integrated appliances. The apartment benefits from high-quality finishes and a contemporary design throughout.

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Further advantages include secure entry system, lift access to all floors, and an allocated parking space. Ideally situated in a sought-after central location, the property offers immediate access to a wide range of shops, amenities, restaurants and excellent transport links.

An ideal purchase for first-time buyers, professionals or investors. Early viewing is highly recommended.

Hallway

Wood laminate flooring, two x storage cupboards, one housing the boiler. Ceiling light point, power points & intercom.

Lounge 7.10m x 6.59m (23' 4" x 21' 7")

Lounge area with wood laminate flooring, ceiling light points, range of power points, electric heater, two double glazed windows and french doors leading to balcony. Kitchen area offering a range of floor and wall units with worktops. integrated hob, oven with extractor over, sink with mixer tap, washing machine, dishwasher and fridge freezer.

Bedroom One 3.64m x 3.23m (11' 11" x 10' 7")

Double glazed window to front aspect, range of power points, ceiling light point and range of power points.

En-Suite 2.49m x 1.86m (8' 2" x 6' 1")

En-Suite consisting of walk in shower, W.C, handwash basin. Towel heater, ceiling light point.

Bedroom Two 2.80m x 2.91m (9' 2" x 9' 7")

Double glazed window, range of power points, ceiling light point and range of power points.

Bathroom 2.13m x 2.24m (7' x 7' 4")

Luxury three piece bathroom suite consisting of bath with panel & mixer tap with shower attachment, W.C, handwash basin. Towel heater, ceiling light point.

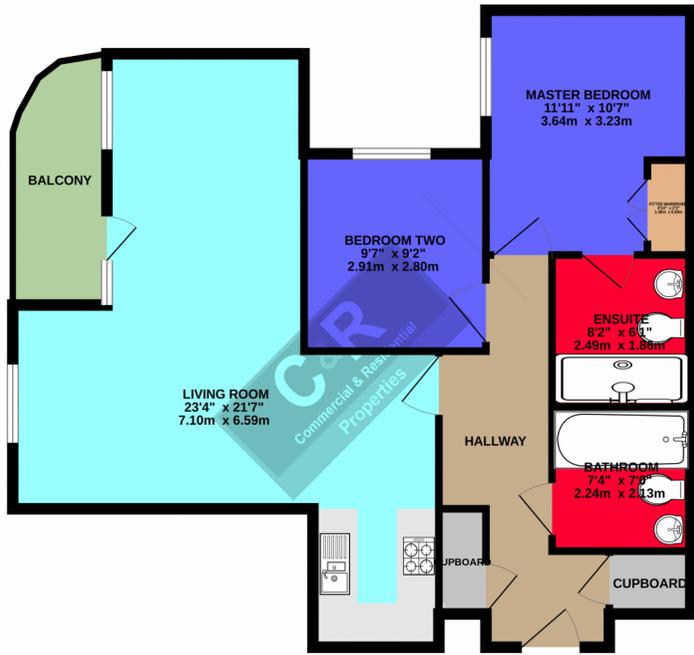
General Notes

103 years remaining on the lease. Service charge tbc. Ground rent is £300 per annum. Council Tax Band D. EPC Rating D.

Agent Notes

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SECOND FLOOR



C & R PROPERTIES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Castlegate, M15

