



**205 Victoria Court, 34 East Park Road**

£150,000 Offers Over



**YOUR AWARD  
WINNING AGENT**

**#DARINGTOBEDIFFERENT**



A beautifully presented two-bedroom first-floor apartment, exclusively for the over-55s, set within this well-positioned and highly regarded development ideally located between the Stray and the town centre. Victoria Court is quietly situated just off Victoria Avenue and enjoys level walking access to the shopping centre and Waitrose supermarket, making it an exceptionally convenient and desirable location.

The property is offered for sale with no onward chain, presenting an excellent opportunity for owner-occupiers or downsizers seeking comfortable, low-maintenance living close to local amenities.

**OUTSIDE** Well-maintained communal gardens and car park.

**AGENT'S NOTES** Victoria Court is a retirement development for the over-55s. The building has the benefit of a resident estate manager, additional storage areas, communal drying room and guest bedroom with en-suite facilities.

#### TENURE

Leasehold. The service charge is currently £ tbc per month.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



The apartment benefits from electric heating and uPVC sealed-unit double glazing throughout, comprising;  
GROUND FLOOR

COMMUNAL ENTRANCE FIRST FLOOR

PRIVATE ENTRANCE HALL With a cleverly concealed utility area, where there is a work surface, plumbing for a washer / dryer and storage space. There is also a large walk-in storage cupboard and airing cupboard.

LIVING ROOM A spacious reception room with window to front, electric heater and fireplace with electric fire.

KITCHEN A recently fitted, modern kitchen with a range of wall and base units and work surfaces having inset sink unit and four-ring ceramic hob with extractor hood above. Integrated electric

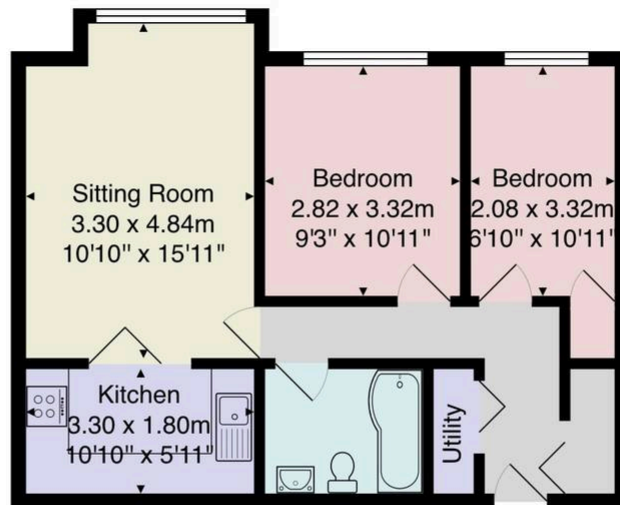
double oven, integrated dishwasher and space for under-counter fridge. Tiled floor.

BEDROOM 1 A double bedroom with window to front and electric heater. Fitted furniture including wardrobes and bedside table.

BEDROOM 2 A further double bedroom with window to front and electric heater. Built-in cupboard.

BATHROOM A modern suite comprising shower bath with shower above, low-flush WC and washbasin set within vanity unit. Electric heated towel rail. Tiling to walls and floor.





Total Area: 54.1 m<sup>2</sup> ... 583 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
 Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

