



Cambria House

£140,000

- SITTING TENANTS
- Balcony
- Allocated parking
- Brilliant location
- Council tax band C
- EPC Rating: C



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About the property

This beautifully presented two bedroom flat is located in a highly regarded area and offers modern, comfortable living in excellent condition throughout. Well maintained and thoughtfully designed, the property is ideal for investors seeking a low maintenance home close to the town centre.

The accommodation features two double bedrooms, both offering ample space and natural light. The principal bedroom benefits from a shower room, providing added privacy and convenience, while the second double bedroom is served by a well appointed main bathroom.

The heart of the home is the impressive open plan kitchen, living and dining area. This bright and spacious layout creates a sociable and welcoming environment, perfect for everyday living and entertaining guests. The kitchen is modern and well equipped, with plenty of storage and worktop space, seamlessly flowing into the living and dining areas.

Further benefits include an allocated parking space, ensuring hassle free parking, and excellent energy efficiency with an EPC rating of B, helping to keep running costs low. The property falls within council tax band C.

Ideally positioned close to the town centre, residents can enjoy easy access to a wide range of shops, cafés, restaurants and transport links, all within walking distance. Combining a desirable location, modern living and excellent condition throughout, this flat offers a fantastic opportunity.



Accommodation

Entrance Hall

Bedroom 1

12' 10" x 9' 7" (3.91m x 2.92m)

Bathroom

Landing

Kitchen / Living Room

16' x 15' (4.88m x 4.57m)

Bedroom 2

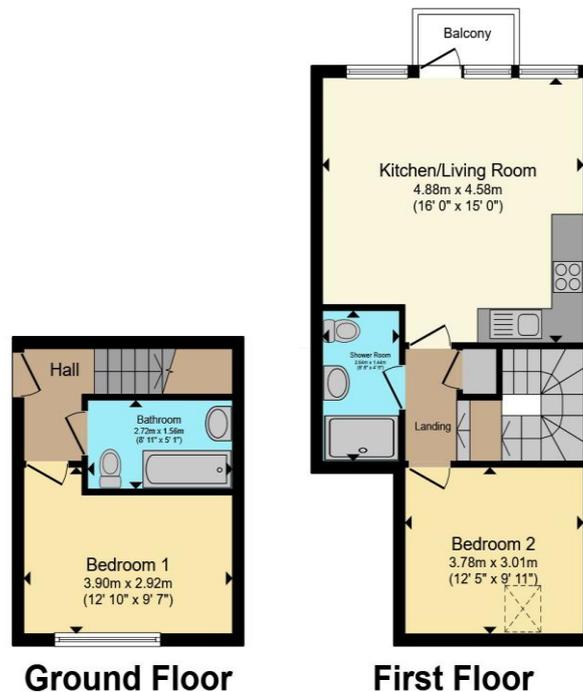
12' 5" x 9' 11" (3.78m x 3.02m)

Shower Room

01633 221892

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Floorplan



Total floor area 62.2 m² (669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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