







### Property Description

Nestled in the heart of the prestigious Priors Hall development, this beautifully designed ground floor apartment offers modern living with a practical and spacious layout. Featuring two generously sized bedrooms, the master bedroom benefits from a private en-suite, while a separate family bathroom is conveniently located off the main hallway.

The open-plan living room and kitchen create a welcoming space ideal for both relaxing and entertaining. Thoughtfully arranged, the layout ensures seamless flow between rooms, with the hallway providing easy access throughout the apartment.

Perfect for first-time buyers, downsizers, or investors, this property combines comfort, style, and functionality in a prime location.

### Hallway

Built in storage cupboard.

### Open Plan Lounge / Kitchen

21' 1" x 12' 2" ( 6.43m x 3.71m )

Kitchen: Window to the side, a range of wall and base units with rolled edge work surface, 1.5 sink drainer with mixer tap, integrated oven and hob with cooker hood, integrated appliances, spotlights, tiled splash back, vinyl flooring.

Lounge: duel aspect windows, carpet flooring.



## Bedroom One

12' 10" x 11' 10" ( 3.91m x 3.61m )

Window to the rear, built in wardrobe, carpet flooring.

## Ensuite

Double shower, wash hand cubicle, low level WC, vinyl flooring, radiator.

## Bedroom Two

12' 10" x 8' 9" ( 3.91m x 2.67m )

Window to the front, radiator, carpet flooring.

## Bathroom

Bath with shower over, wash hand basin, low level WC, heated towel rail, spotlights, tiled walls, vinyl flooring.

## Allocated Parking













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.focalagent.com](http://www.focalagent.com)

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10 Charter Court Butland Road Oakley Vale  
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EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1026.23

Ground Rent:  
 280.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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