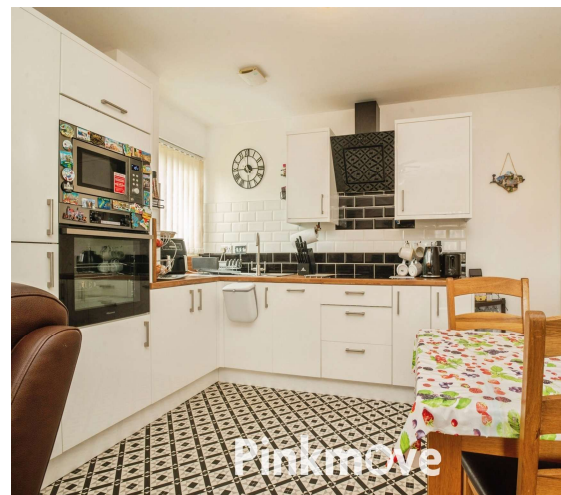




Cambria House

guide price £150,000- £160,000

- Guide Price £150,000 to £160,000
- Two double bedrooms
- Well-presented throughout
- Modern kitchen with integrated appliances
- Private balcony with room for seating
- Allocated parking
- EPC Rating: B



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About the property

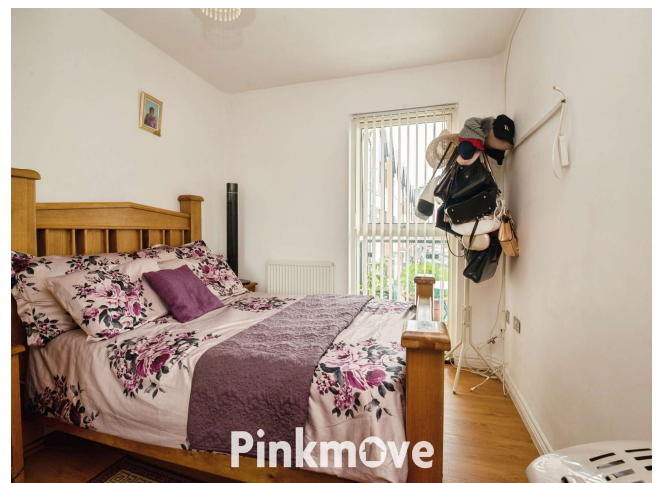
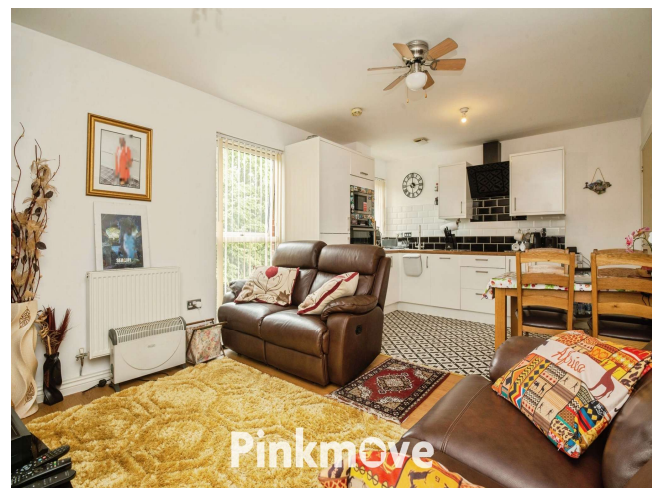
Situated in a sought-after riverside development, this beautifully presented apartment offers contemporary living with the added benefit of a private balcony, perfect for enjoying outdoor space and surrounding views.

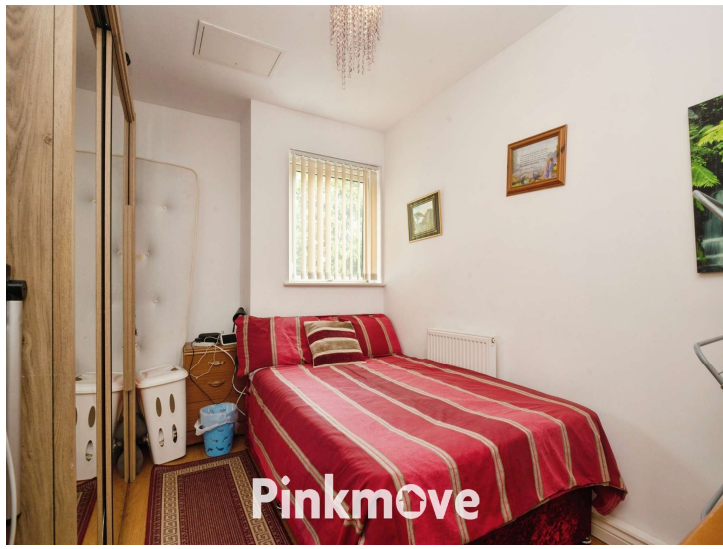
The property comprises a bright and well-maintained kitchen/dining area, fitted with modern units, integrated appliances and ample worktop space, creating a practical yet stylish area for everyday living.

The home benefits from two well-proportioned double bedrooms, offering comfortable accommodation ideal for couples, sharers, or those requiring additional space for a home office.

The bathroom has been finished to a high standard, featuring a modern suite with a shower over the bath and attractive wall finishes, giving a sleek and contemporary feel.

One of the standout features of the home is the private balcony, offering space for seating and plants, an ideal spot for relaxing or entertaining while enjoying the open outlook across the development and nearby waterfront





Accommodation

Kitchen/Living Room

Bedroom 1

En-Suite

Bedroom 2

Bathroom

Agents Note:

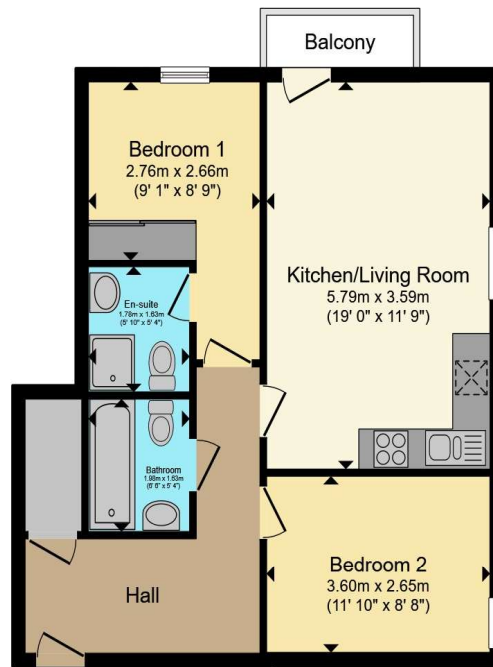
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 59.0 sq.m. (635 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.focalagent.com

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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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