



105 Victoria Court, 34 East Park Road

£155,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A well presented two-bedroom GROUND 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.

AGENT'S NOTE

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.



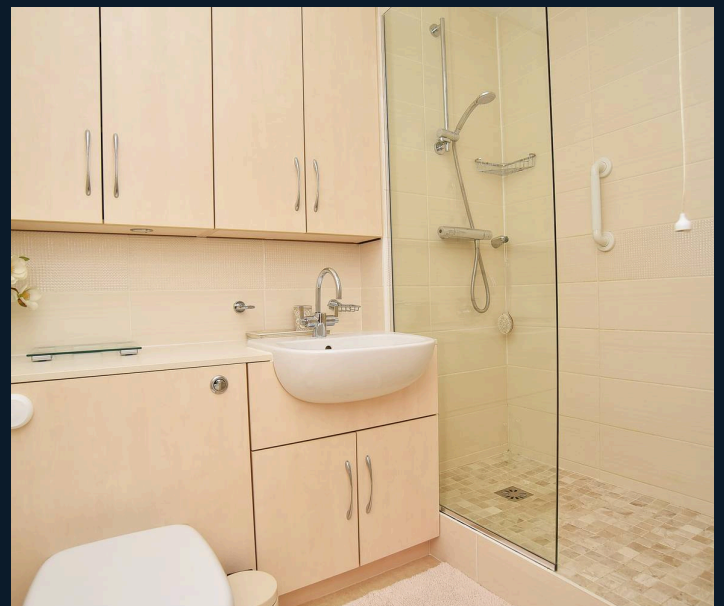
The property is accessed via a well-maintained communal entrance with a secure entry-phone system, providing both convenience and peace of mind, along with useful storage cupboards.

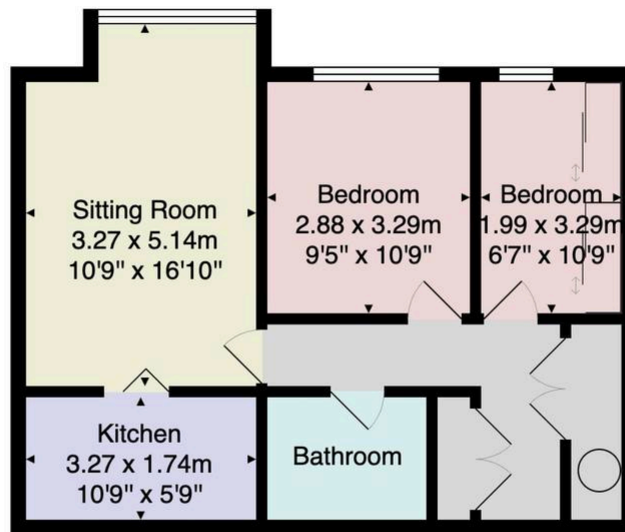
The accommodation comprises a private entrance hall with storage cupboards, leading through to a spacious and light-filled sitting room. This well-proportioned reception space features a large window overlooking the communal grounds and an attractive fireplace, creating a warm and inviting setting for both relaxation and entertaining.

The kitchen is well-appointed with a comprehensive range of modern wall and base units, complemented by ample work surfaces and tiled splashbacks. Arranged in a practical layout, it includes integrated appliances and offers excellent storage and preparation space.

There are two well-proportioned bedrooms, both presented in a light and neutral style. The principal bedroom benefits from extensive fitted wardrobes and overhead storage, while the second bedroom features mirrored fitted wardrobes and would serve equally well as a guest room, dressing room, or home study.

The shower room is modern and thoughtfully designed, comprising a walk-in shower enclosure with glazed screen, a wash hand basin set within a vanity unit, and a low-level WC. Contemporary tiling and fitted storage cupboards enhance both style and practicality, with accessible features including a grab rail within the shower area.





Total Area: 54.5 m² ... 586 ft²

All measurements are approximate and for display purposes only.

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