



## Wye Crescent, offers in excess of £80,000

- Two Bedrooms
- kitchen / utility
- No Chain
- Close to Local amenities
- Ideal for First time buyers or Investors
- Top floor Flat
- EPC Rating: D



 2  1  1



## About the property

This delightful 2-bedroom flat is now available for sale. The property is neutrally decorated, offering a blank canvas for you to infuse with your own personality and style.

The flat includes a reception room, well-suited for relaxing evenings at home or entertaining friends. This space is complemented by a kitchen, benefiting from a utility room area and an excellent source of natural light, adding to its overall appeal.

The property accommodates two double bedrooms, offering ample space and comfort. A single bathroom serves these rooms, ensuring your needs are adequately met.

The flat is situated in a great location, with excellent public transport links at your doorstep. A variety of local amenities are within easy reach, including nearby schools, making this an ideal choice for families. For those who enjoy the outdoors, nearby parks and walking routes are just a stone's throw away.

The property is in council tax band A and carries an EPC rating D. Considering its potential and location, this flat presents a fantastic opportunity for first-time buyers looking to step onto the property ladder, or investors aiming to expand their portfolio.



## Accommodation

### Living Room

10' 6" x 17' 7" ( 3.20m x 5.36m )

### Kitchen

7' 6" x 7' 8" ( 2.29m x 2.34m )

### Utility

13' x 4' 2" ( 3.96m x 1.27m )

### Bedroom 1

11' x 9' ( 3.35m x 2.74m )

### Bedroom 2

11' 2" x 12' ( 3.40m x 3.66m )

### Agents Note

The vendor is currently in the process of purchasing an additional 90 years on the lease to take the lease length to 172 years from 82 years.

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## Floorplan

### Important Information

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