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## Description

This immaculately presented, freshly decorated two bedroom FIRST FLOOR FLAT offers contemporary stylish living within a traditional red sandstone property. Occupies a desirable West End location a short distance from the waterfront at the Esplanade. Offers an ideal first time purchase or rental investment opportunity. Specification includes; double glazing and gas central heating. The building is protected by a security door entry system. There is an attractive entrance stair with period style ornate handrails, stained glass windows and feature wall tiling. Spacious south facing shared drying green is located to the rear of the property.

Apartments comprise: welcoming Reception Hallway by timber door with single glazed panel above, generous sized walk in storage cupboard and further inbuilt cupboard. The generous sized rear facing Lounge overlooks the shared rear drying green and is a bright south facing apartment. There is a stylish freshly upgraded Kitchen featuring quality white high gloss units, marble style high gloss work surfaces and splashback tiling. Appliances include: electric ceramic hob and oven. There is plumbing to install an integrated washing machine.

The front facing bay windowed Bedroom is a spacious apartment with glazed shelved alcove, ornate ceiling rose and cornice. There is a 2nd double sized front facing Bedroom also benefits from an ornate ceiling rose. The Bathroom features a three piece suite offering: pedestal wash hand basin, wc and bath with chrome style shower plus chrome heated towel rail.

Viewing is highly recommended for this beautifully presented home. EPC = C



## Measurements

### Reception Hallway

### Lounge

5.56m x 3.81m (18'3 x 12'6)

### Kitchen

2.24m x 2.36m (7'4 x 7'9)

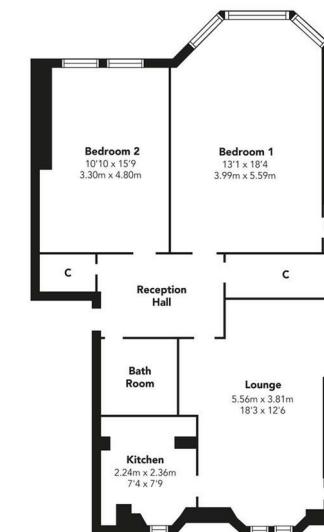
### Bedroom 1

3.99 x 5.59 (13'1" x 18'4")

### Bedroom 2

3.30 x 4.80 (10'10" x 15'9")

### Bathroom

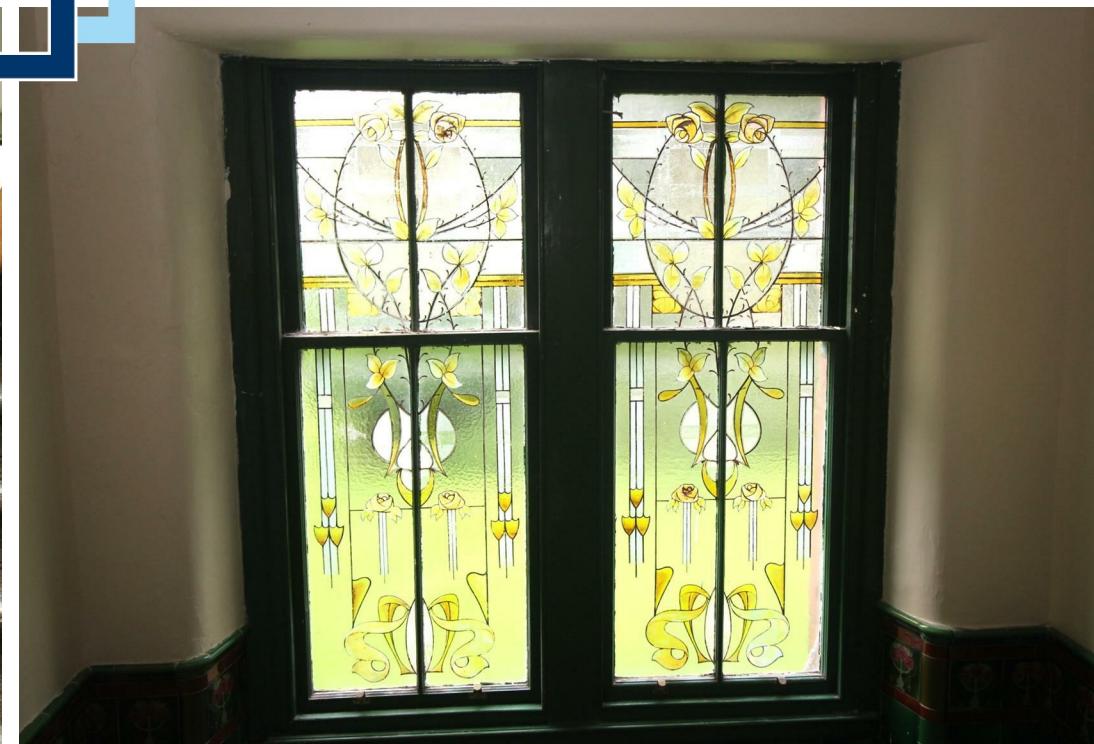


Floorplans are indicative only - not to scale  
Produced by Plushplans











#### Agents Notes:

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