



ROSS BURBIDGE

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31b Market Street,
£160,000

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Please quote: RB1393- Ross Burbidge. An immaculately presented first floor maisonette offering bright, well-proportioned accommodation in a highly convenient town centre location.

The property comprises a generous double bedroom, a modern shower room, and a superb open plan kitchen, dining and living space, designed to create a light and sociable environment ideal for both everyday living and entertaining. The apartment also benefits from a private off-street parking space.

Situated just moments from the town centre, the property enjoys easy access to the Honeybourne Line, providing a pleasant route to the train station, Pittville Park and surrounding green spaces.

The accommodation is entered via a welcoming hallway with space for coats and shoes, leading to the first floor. The open plan living area is a standout feature, with multiple windows allowing plenty of natural light, complemented by wood effect flooring and air conditioning.

The kitchen is fitted with modern units, contrasting worktops, and integrated appliances including a washing machine, dishwasher and fridge freezer. The dining area flows seamlessly from the kitchen, with ample space for a table and chairs, while the lounge area offers a comfortable setting with high ceilings enhancing the sense of space.

The shower room is centrally located and finished in a clean, contemporary style, comprising a shower enclosure with electric shower, heated towel rail and modern fittings.

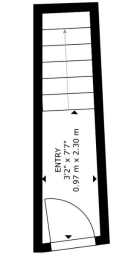
The double bedroom is a bright and spacious room with two windows, air conditioning, and plenty of space for wardrobes.

Leasehold with approximately 114 years remaining.
Ground rent: £150 per annum.
Service charge: £130 per month.

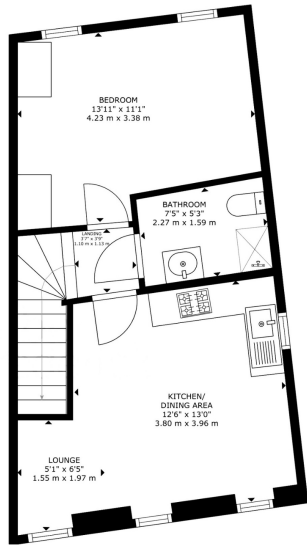


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REALTY



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
FLOOR 1: 42 sq. ft, 3 m²; FLOOR 2: 427 sq. ft, 39 m²
TOTAL: 469 sq. ft, 42 m²

- First Floor Maisonette
- Superbly Presented
- Open-Plan Living Room/ Kitchen
- Good Sized Shower Room
- Good Sized Double Bedroom
- Please quote: RB1393- Ross Burbidge
- Off Road Parking
- Sleek Kitchen
- Leasehold with approximately 114 years remaining
- Perfect First Time Home Or Rental



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	