



## Clytha Square, £79,950

- One bedroom ground floor flat
- Private garden to the rear
- Excellent location
- NO CHAIN
- CASH ONLY BUYERS
- EPC Rating: C







## About the property

Set in a brilliant, well connected location, this charming one bedroom flat offers comfortable living with excellent potential. The property features a bright reception room, ideal for relaxing or entertaining, enhanced by high ceilings and larger than average windows that flood the space with natural light throughout the day. The bedroom is well proportioned and benefits from the same generous glazing, creating an airy and welcoming feel.

The kitchen is thoughtfully arranged to maximise functionality, providing sufficient storage and worktop space for everyday cooking. A decent size bathroom complements the home, offering practicality and comfort, with room for modern fittings and storage.

To the rear, the flat enjoys access to a small private garden, a valuable addition that provides an outdoor retreat for morning coffee, light gardening, or quiet evenings. Large windows across the property create a strong connection between indoor and outdoor spaces, adding to the sense of openness.

The location is a key highlight, positioned close to the city centre with excellent access to public transport links, making commuting simple and efficient. Nearby hospitals and well regarded schools further enhance the appeal, whether for owner occupiers or investors.

The property is available for purchase on a cash only basis due to a short lease, presenting an attractive opportunity for buyers seeking a competitively priced home or investment in a highly desirable area.



## Accommodation

### Lounge

12' 9" x 12' 8" ( 3.89m x 3.86m )

### Kitchen

13' 4" x 6' 9" ( 4.06m x 2.06m )

### Bedroom One

15' 2" x 12' 6" ( 4.62m x 3.81m )

### Bathroom

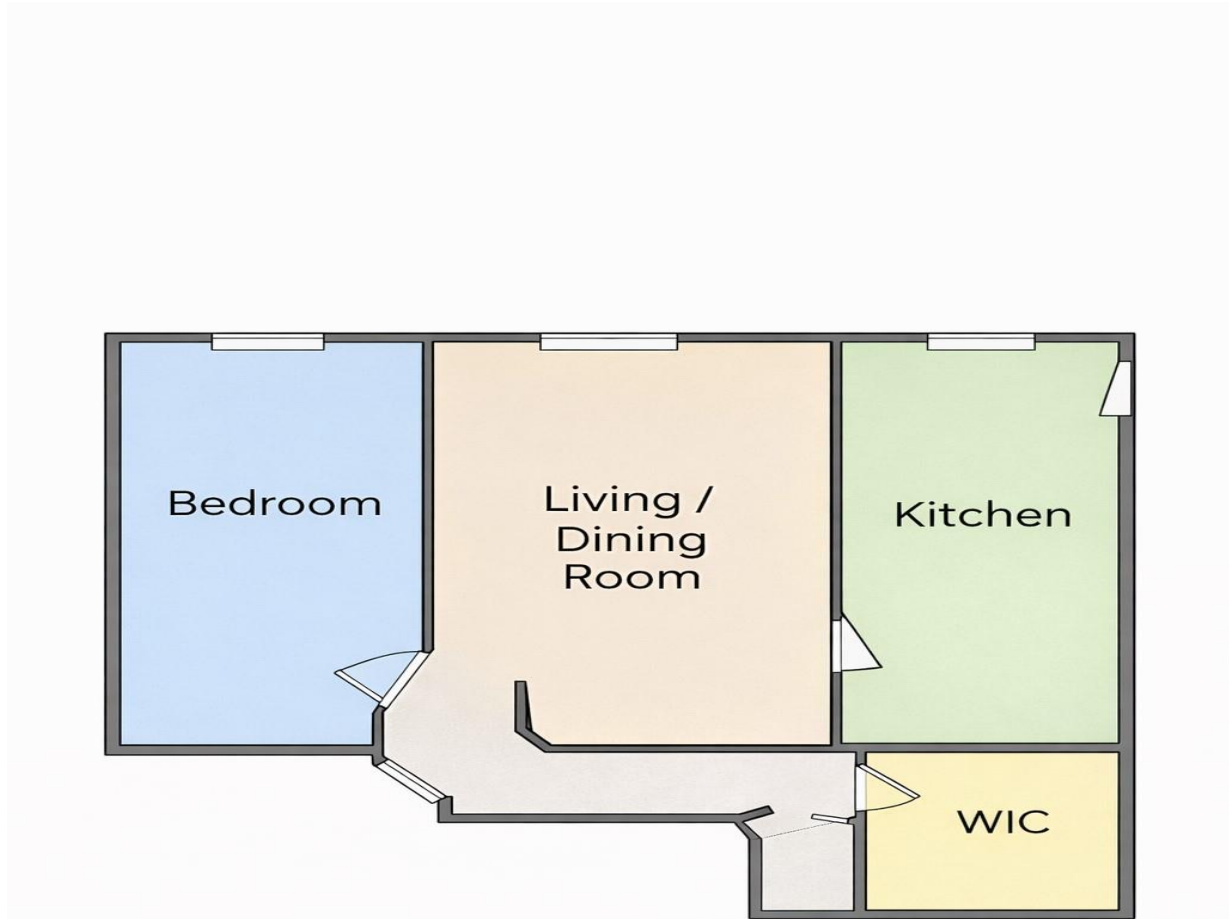
7' 1" x 7' 3" ( 2.16m x 2.21m )



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## Floorplan



## Important Information

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