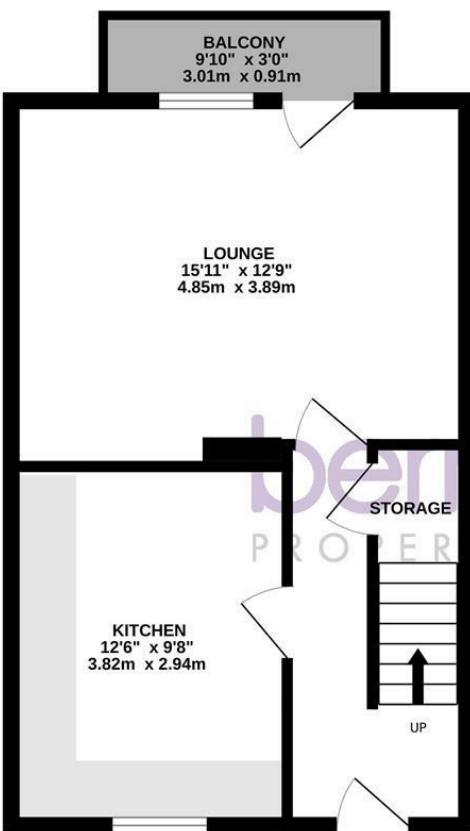


LOWER FLOOR
400 sq.ft. (37.2 sq.m.) approx.



UPPER FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2



1



1

HIGHLIGHTS

- OVER 800 SQFT OF SPACE
- BALCONY AND PRIVATE FRONT DOOR
- A MUST VIEW
- TOP FLOOR
- TWO LARGE DOUBLE BEDROOMS WITH AN OVERRSIZE BEDROOM ONE
- GENEROUS SIZE KITCHEN
- MODERN FITTINGS THROUGHOUT
- MOVE IN READY
- COMMUNAL GARDEN AREAS
- REDLANDS SCHOOL CATCHMENT

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This well-proportioned two double bedroom top-floor Masionette offers over 800 sq ft of living space in a highly sought-after location.

Enjoy the privacy of your own front door and the benefit of a private balcony, ideal for outdoor seating. The property also comes with its own freehold garage, providing secure parking or additional storage.

Inside, the apartment features a

spacious living room, a generous kitchen, and a bathroom, along with two large double bedrooms — including an oversized principal bedroom with plenty of space.

Residents also have access to well-maintained communal garden areas, adding green space to this attractive home.

Located within the popular Redlands School catchment, this property offers excellent space, practical features, and a convenient setting — ideal for first-time buyers or couples.

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PROPERTY INFORMATION

LOUNGE

15'10" x 12'9" (4.85 x 3.89)

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If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITOR

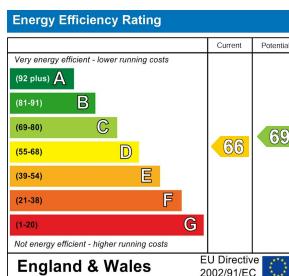
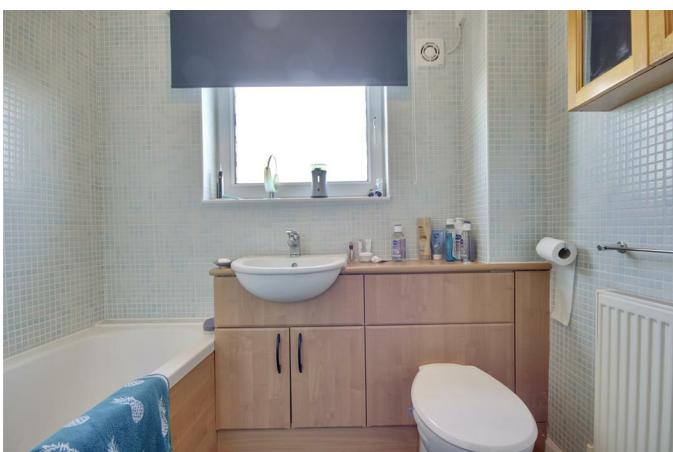
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

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