



54 The Avenue
Priors Hall Park, NN17 5GR



Pleasantly situated within the heart of the highly sought after Priors Hall Park is this well presented, highly spacious first floor apartment which offers attractive views via the balconies and is presented in a condition that simply must be seen if it is to be fully appreciated! This rarely available Solus apartment was built by "Etopia Homes" offers features and accommodation to include a reception hall, a superb open plan living/dining/kitchen/breakfast room, with the kitchen being fully fitted to include a range of integrated appliances and breakfast bar. There are TWO BEDROOM with the master enjoying fitted wardrobes and an en-suite facilities. There is also an excellent sized family bathroom. Outside, there is allocated parking for one vehicle. The property is approached from the rear and benefits from a lift to all floors.

The Solus Apartments are a collection of just 16 energy efficient homes benefiting from a host of eco features including solar PV panels, Mechanical Ventilation with Heat Recovery and Comfort Cooling and an Air Source Heat Pump, all to help you lower your carbon footprint and improve your quality of living. All homes have access to an EV charging point within the visitor spaces. Every apartment has its own allocated parking space plus there are covered cycle racks and a landscaped community garden providing a calm oasis for outdoor relaxing.

Each apartment is purchased with a share of the freehold, a 999-year lease as well as a 2-year Ectopia Homes warrant and a 10-year Advantage warranty.

Priors Hall Urban and Civic charges apply - £278 per annum. Maintenance charge of £1163.76 per annum. Council Tax Band B. Energy Rating A.

Asking Price £195,000



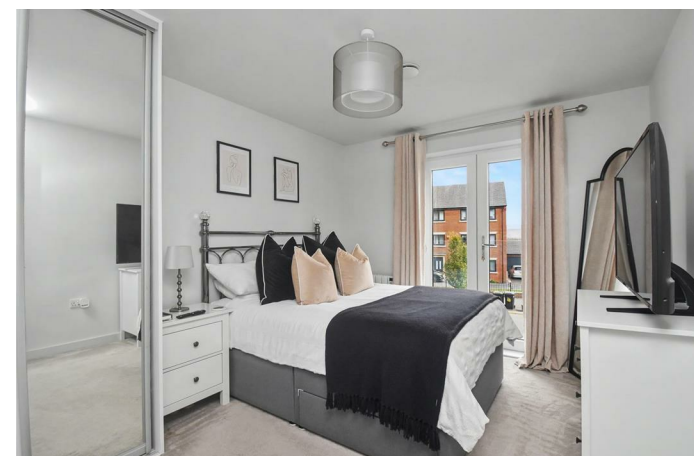
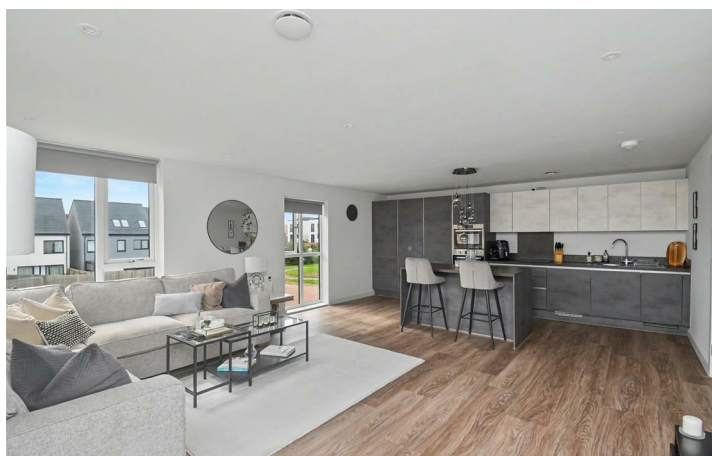
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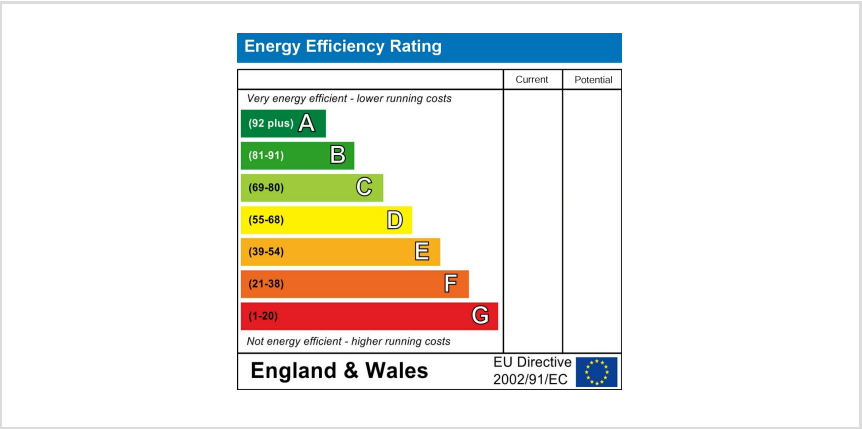
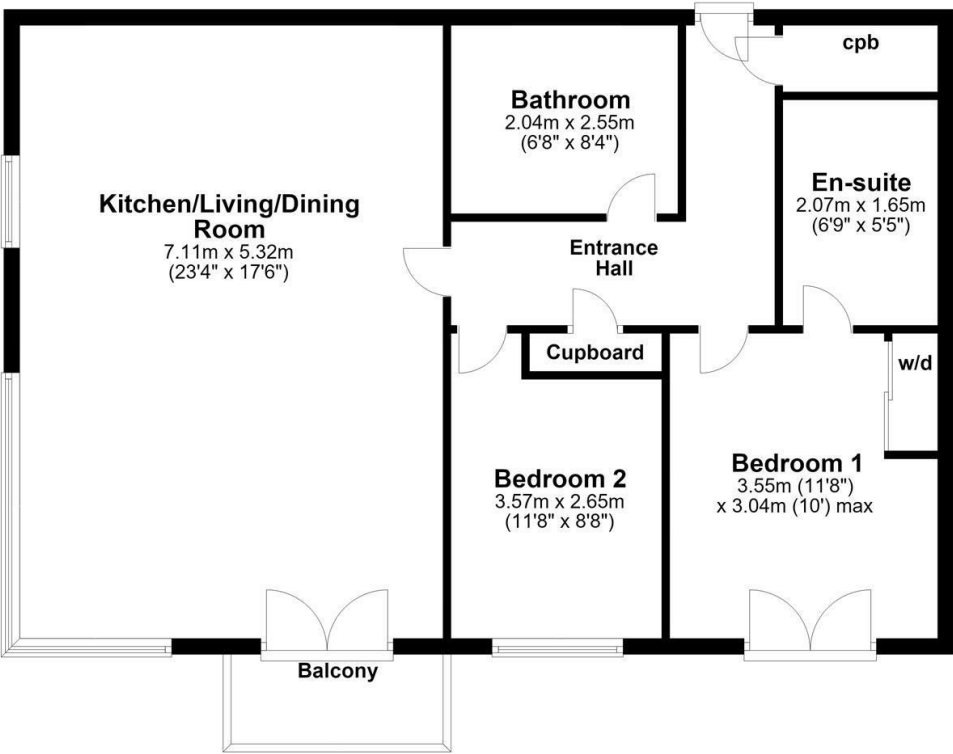
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Ground Floor



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