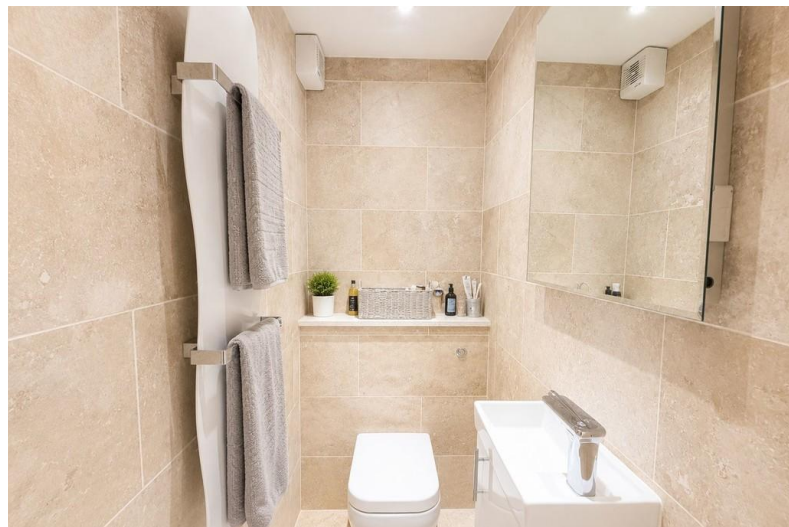
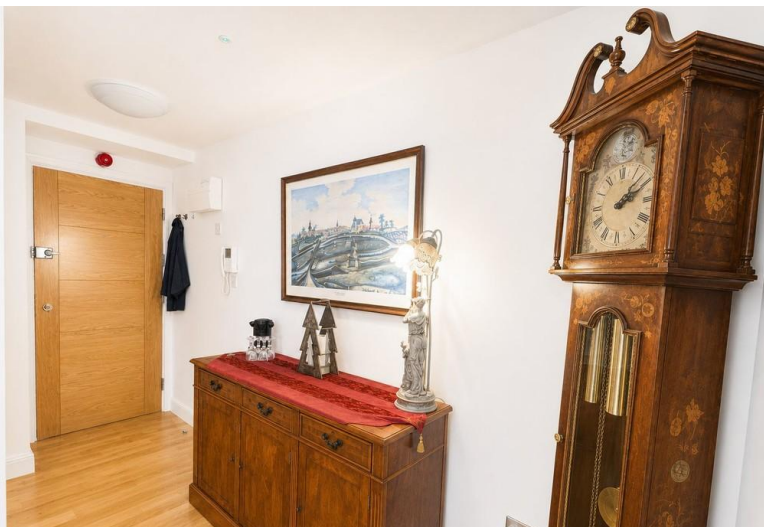




25 Chrisharben Court

- THREE BEDROOM APARTMENT
- BEAUTIFULLY FINISHED THROUGHOUT
- IDEAL FOR INVESTORS
- SPACIOUS LIVING SPACE

Offers In Region Of £165,000
EPC Rating '85'





Property Description

DESCRIPTION

Situated in the sought-after Chrisharben Court, this beautifully presented three-bedroom apartment offers generous and versatile accommodation, ideal for professionals, first time buyers or families seeking modern apartment living in a convenient location.

The property is centered around a superb open-plan living, dining and kitchen area, creating a bright and sociable space perfect for both everyday living and entertaining. The contemporary fitted kitchen offers an excellent range of units and integrated appliances, while the spacious living area provides ample room for both lounge and dining furniture.

The accommodation comprises a generous master bedroom with en-suite shower room, two further well-proportioned bedrooms, and a stylish family bathroom. One of the additional rooms is currently arranged as a second reception room, offering flexibility for purchasers who may prefer a formal dining room, home office, snug or third bedroom.

Further benefits include allocated parking for one vehicle, attractive communal areas and modern finishes throughout.

OPEN-PLAN LIVING



The heart of the home is the impressive open-plan living area, offering a seamless blend of lounge, dining and kitchen space. Flooded with natural light and finished with attractive wood flooring, this versatile room provides the perfect setting for modern family life and entertaining alike.

The contemporary fitted kitchen features a range of wall and base units, generous worktop space and integrated appliances, while the dedicated dining area comfortably accommodates a full-sized dining suite. Beyond this, the spacious lounge area offers ample room for relaxation, with flexibility to create a separate seating, dining or home-working zones to suit individual needs.

The open layout creates a wonderful sense of space and connectivity, making it ideal for both everyday living and hosting guests.



DOWNSTAIRS WC

The property benefits from a stylish and contemporary downstairs cloakroom, fitted with a modern white two-piece suite comprising a WC and wall-mounted hand wash basin. Finished with attractive neutral tiling to both the floor and walls, the space is bright, well presented and easy to maintain. Additional features include a heated towel rail, large wall mirror and recessed display shelf, creating a practical and elegant WC.

MASTER BEDROOM AND ENSUITE

Located on the top floor, this impressive master bedroom offers a spacious and tranquil retreat. This generous double bedroom is beautifully presented and benefits from vaulted ceilings, exposed beams and skylight windows, flooding the room with natural light while creating a bright and airy atmosphere.

There is ample space for a range of bedroom furniture, with useful storage providing practical solutions for everyday living. The room enjoys a peaceful setting and is finished in neutral decor with sort carpeting underfoot.

The contemporary ensuite is finished to a high standard with stylish tiled walls and flooring. Comprising a walk-in shower, wall-mounted hand wash basin and WC, the space is both modern and functional. A heated towel rail recessed shelving and mirrored cabinet complete this attractive shower room, providing convenience and comfort for the master bedroom.



BATHROOM

The stylish family bathroom has been finished to a high standard with contemporary beige tiling throughout, creating a bright and luxurious feel. The suite comprises a panelled bath with modern wall-mounted shower fittings, pedestal hand wash basin and WC.

A large skylight window floods the room with natural light while enhancing the sense of space and the neutral decor provides a calm and relaxing atmosphere. Thoughtfully designed, this well-appointed bathroom offers both practicality and comfort for family living.





BEDROOM 3

Bedroom three is an exceptionally spacious and versatile room, currently arranged as a comfortable second reception room, demonstrating the flexibility this property offers. Benefiting from large feature windows that allow plenty of natural light to pour in, the room enjoys a bright and airy atmosphere throughout.

With generous floor space and attractive wood flooring, this room can easily accommodate a double bed and accompanying furniture, making it an ideal second double bedroom. Equally, it could continue to be used as an additional lounge, family room, home office or hobby space, depending on individual requirements.



BEDROOM 2

Bedroom two is a well-proportioned double bedroom, situated on the second floor. It is beautifully presented in neutral tones and benefiting from large windows that allow an abundance of natural light to flood the room. The generous layout comfortably accommodates a double bed along with additional bedroom furniture, while the soft carpeting creates a warm and inviting atmosphere.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		

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