



Apt 6, Saxon Court Marsland Road

Sale

Guide Price £280,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY



Apartment 6

Saxon Court Marsland Road, Sale

Beautiful two-bed, two-bath flat with period charm and modern style. Features spacious living, sleek kitchen, ensuite, secure parking, and landscaped grounds. Ideal for comfortable, stylish living.

Council Tax band: D

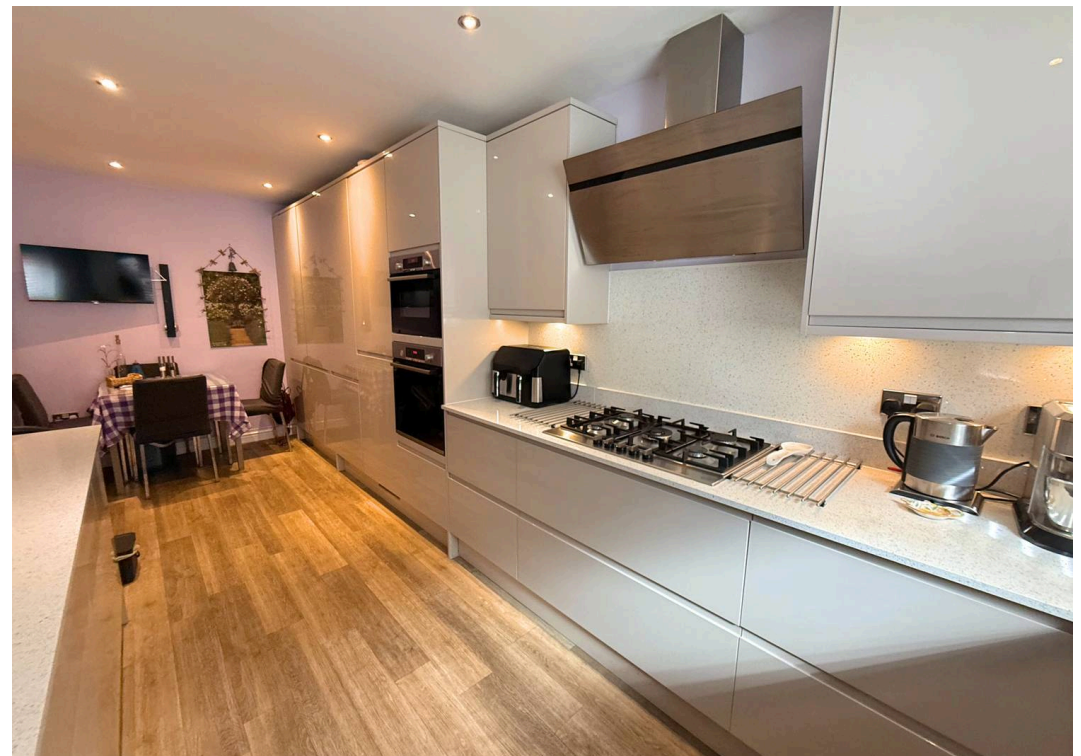
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Secure gated parking
- Modern integrated appliances
- Ample countertop space
- Spacious living area with fireplace
- Built-in wardrobes
- Walk-in shower
- First floor apartment



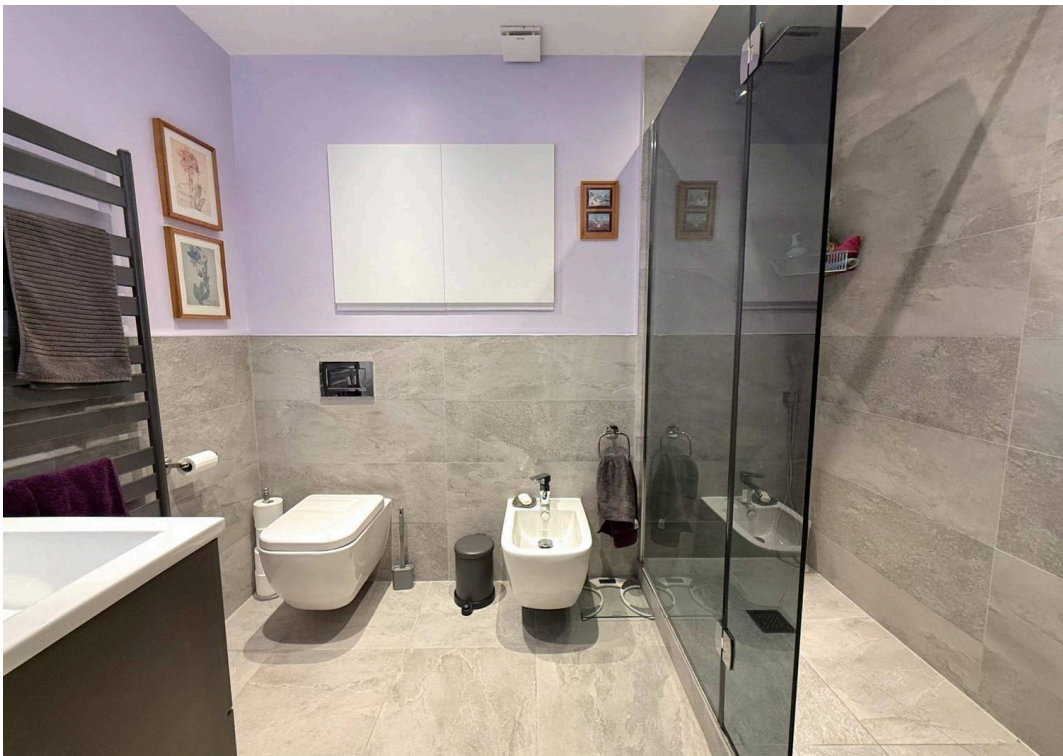


This beautifully appointed two-bedroom, two-bathroom flat offers contemporary style and period charm, thoughtfully designed to meet the needs of modern living. Upon arrival, guests are greeted by a distinctive entrance featuring an elegant arched doorway, decorative tiled flooring, and period-style lighting, all working together to create a welcoming and sophisticated first impression. Step inside to discover a spacious reception room that boasts a comfortable living area enhanced by plush carpeting, elegant lighting fixtures, built-in bookshelves, and a charming fireplace with an ornate mantel.

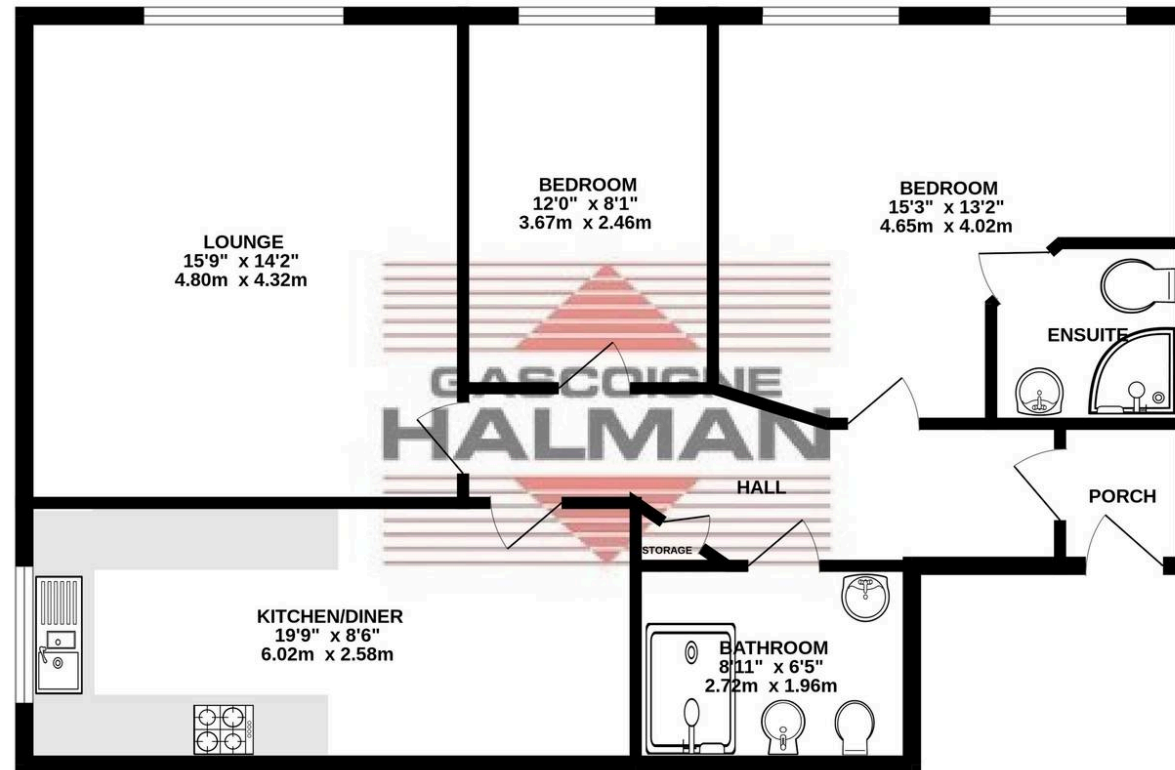
The heart of the home is the sleek, contemporary kitchen, equipped with modern integrated appliances, a double oven, gas hob, stylish wooden flooring, and ample countertop space. The kitchen's large window allows natural light to pour in, complementing the integrated dining area and creating a bright, functional environment perfect for both every-day living and hosting guests. Each of the two spacious bedrooms features generous built-in wardrobes and large windows, ensuring abundant storage and a bright, airy feel, with the master bedroom benefitting from an ensuite shower room. Both bathrooms are finished to a high standard, boasting modern walk-in showers with glass enclosures, contemporary vanity units, illuminated mirrors, wall-mounted fixtures, heated towel rails, and a soothing, minimalist décor that creates a spa-like retreat within your own home.

The property offers secure gated parking, providing peace of mind and convenience for residents and visitors alike. Meticulously maintained landscaping and lush greenery surround the building, enhancing its overall appeal and offering tranquil outdoor views. Modern radiators, and stylish wooden flooring further elevate the property's contemporary feel, while original features such as fireplaces and decorative mirrors add character throughout. This exceptional flat combines the very best of characterful design and modern convenience, making it a truly inviting home for discerning buyers.





FIRST FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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