



## Powys Place, £170,000

- FIRST FLOOR FLAT
- PARKING AND PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- NEW BOILER AND RADIATORS 2020
- NEW GLAZING 2023
- REPLACEMENT ROOF 2017
- COUNCIL TAX BAND C
- EPC Rating: C





## About the property

For sale is a neutrally decorated, two-bedroom flat, situated in a location with excellent public transport links, local amenities, and nearby parks. This property benefits from a replacement roof in 2017 and a new boiler and radiators installed in 2020. Along with this, the property holds an EPC rating of C and falls under the council tax band C.

The property comprises of two generously proportioned bedrooms, one bathroom, fitted kitchen and one reception room. The decor in each room is neutral offering a blank canvas for the new owners to add their personal touch.

One of the standout features of this property is the private rear garden, offering a serene and private outdoor space, ideal for relaxation or entertaining guests. Additionally, the property provides the convenience of off-road parking, a feature that undoubtedly adds value to this impressive flat.

This flat is ideal for couples, offering ample space and modern comforts for a cosy and comfortable lifestyle.



## Accommodation

### Entrance

### Hallway

### Living Room

12' 9" Max x 12' 5" Max ( 3.89m Max x 3.78m Max )

### Kitchen

12' 2" Max x 7' 2" Max ( 3.71m Max x 2.18m Max )

### Bedroom 1

12' 9" Max x 10' 6" Max ( 3.89m Max x 3.20m Max )

### Bedroom 2

12' 6" Max x 9' 4" Max ( 3.81m Max x 2.84m Max )

### Bathroom

### Parking

### Rear Garden

### Lease

As of 2024 the lease term will have 173 years to run, expiring in 2197.

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## Floorplan



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