



**FOR
SALE**

The Exchange, 89 Marlowes

squire | estates

No Upper Chain! Situated in a prime central location, this beautifully presented one-bedroom top-floor apartment offers stylish modern living and is an ideal purchase for first-time buyers, professionals, or investors.

The property features an open-plan kitchen/dining/living room. The kitchen units have a gloss finish with a luxury Quartz worktop, the living space is perfect for relaxing and entertaining. A separate utility cupboard provides space for both a washing machine and tumble dryer, helping to maximise the living area.

The well-proportioned double bedroom benefits from a built in wardrobe and a skylight with an automatic rain sensor, allowing fresh air in while automatically closing when rain is detected. The modern bathroom is finished to a high standard, completing this impressive home.

Residents also enjoy access to excellent on-site facilities, including a fully equipped gym and a communal roof terrace, offering the perfect place to unwind and take in the surroundings.

As an added incentive, the current owner is offering to pay for **12 months' parking at the nearby NCP car park from the date of completion**, providing valuable convenience and helping to reduce moving costs for the successful buyer.

Conveniently located in the heart of town, the apartment is just a short walk from shops, restaurants, cafés, and excellent transport links, making it an outstanding opportunity for those seeking a low-maintenance home in a highly desirable location.

- Town centre
- One bedroom
- Spacious kitchen/ living area
- Roof Terrace
- Access to Gym Facilities
- The service charge is under £1000 per year
- Parking - Incentive for purchaser! Current owner offering to pay for parking in the NCP for 12 months once purchase complete



Floor Plan

Approx. 35.6 sq. metres (383.7 sq. feet)

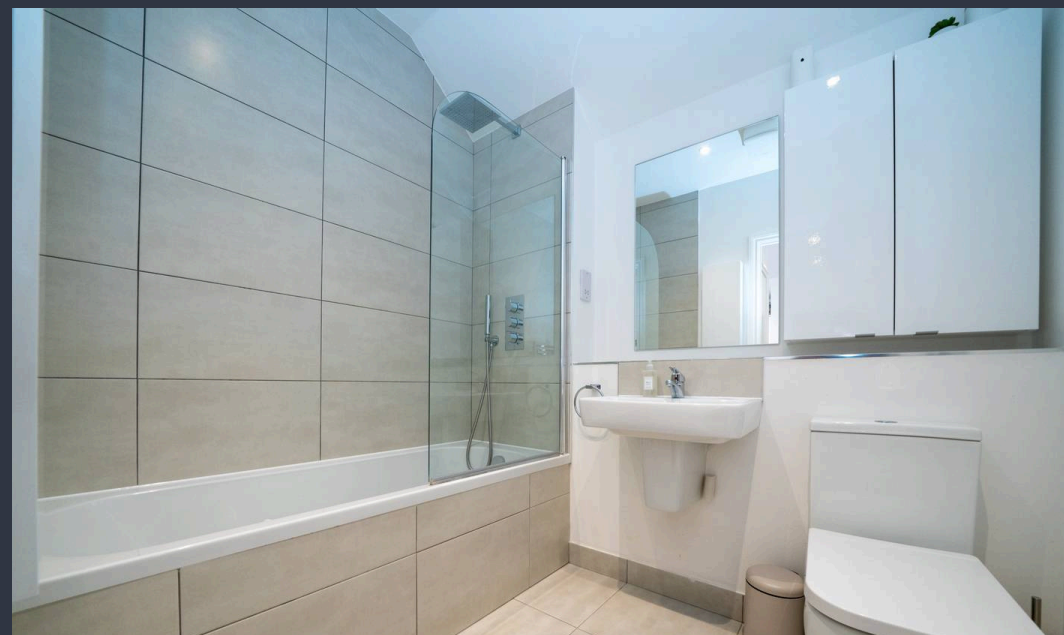


Total area: approx. 35.6 sq. metres (383.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright ©

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