





Situated on the first floor, this well-presented two-bedroom apartment offers bright and spacious accommodation throughout, making it an ideal purchase for first-time buyers, professionals, downsizers or investors. The property features a generous open-plan living, dining and kitchen area, two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom and welcoming entrance hallway with useful storage.

Further benefits include UPVC double glazing, electric heating, an intercom entry system and a high Energy Performance Certificate (EPC) rating, providing excellent energy efficiency. Offered to the market with no upper chain and vacant possession, the property is ready for immediate occupation.

The sale includes a recently installed dishwasher, washing machine, and fridge-freezer, all of which are included in the purchase price.

Viewing by appointment only.




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Leasehold Information

We are informed of the following: The property benefits from approximately 105 years remaining on the lease. The annual ground rent is £150.00, and the current annual service charge is £2,000.00.

Kitchen/Diner

The contemporary open-plan living space incorporates a well-appointed kitchen fitted with a range of matching wall and base units, complemented by roll-edge work surfaces. Integrated appliances include a 1½ bowl stainless steel sink with mixer tap, electric hob with stainless steel extractor hood, built-in oven and grill, and an integrated washing machine. There is also space and plumbing for additional freestanding white goods. Further benefits include LED downlighting, an electric radiator, and a UPVC double glazed window to the side elevation.

The spacious living and dining area is filled with natural light, featuring an attractive bay window overlooking the rear aspect, together with additional UPVC double glazed windows to the rear and side elevations. The room also benefits from an electric storage heater, television aerial point and telephone point, creating an ideal space for relaxing or entertaining.

Hallway

A welcoming entrance hallway fitted with an electric radiator, consumer unit, smoke alarm, intercom entry system and telephone point. An airing cupboard houses the pressurised hot water cylinder with useful shelving above. Internal doors provide access to all principal rooms.



Bedroom One

A generous double bedroom featuring a UPVC double glazed window to the rear elevation, electric radiator, television aerial point and telephone point. A built-in double wardrobe provides ample hanging and shelving space. An internal door leads through to the en-suite shower room.







En-suite Shower Room

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and enclosed shower cubicle with complementary tiled surrounds. Additional features include a heated towel radiator, electric fan heater and extractor fan.

Bedroom Two

A well-proportioned second bedroom with a UPVC double glazed window to the rear elevation, electric radiator and telephone point.

Family Bathroom

Appointed with a three-piece suite comprising a low-level WC with concealed continental flush, pedestal wash hand basin with mixer tap, and panelled bath with shower over and glazed shower screen. Complementary wall tiling, a heated towel radiator, electric fan heater, extractor fan and shaver point complete the room.

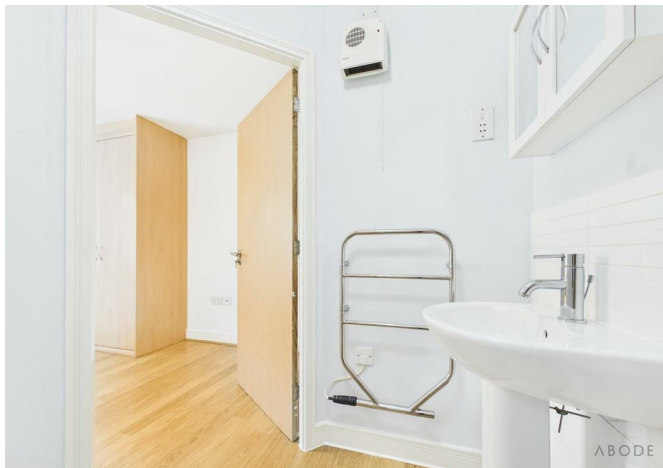


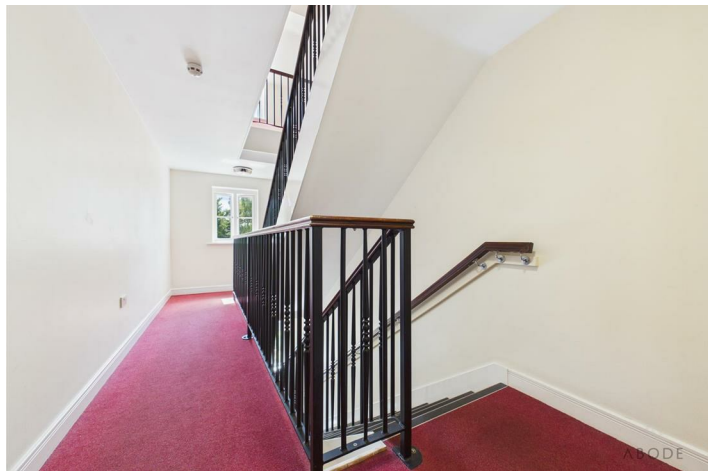
Disclaimer

Any leasehold information provided within these sales particulars, including but not limited to ground rent, service charges, estate charges, reserve fund contributions, lease term remaining, management company details, permissions, restrictions, and any other associated costs or obligations cannot be guaranteed of their accuracy or completeness. Prospective purchasers should not rely solely on these details and must satisfy themselves by obtaining confirmation from their solicitor, the freeholder, managing agent, or other relevant parties before proceeding with the purchase.

We accept no responsibility or liability for any inaccuracies, omissions, changes, or variations to leasehold information or associated costs that may arise before completion. All figures and information are subject to change without notice.

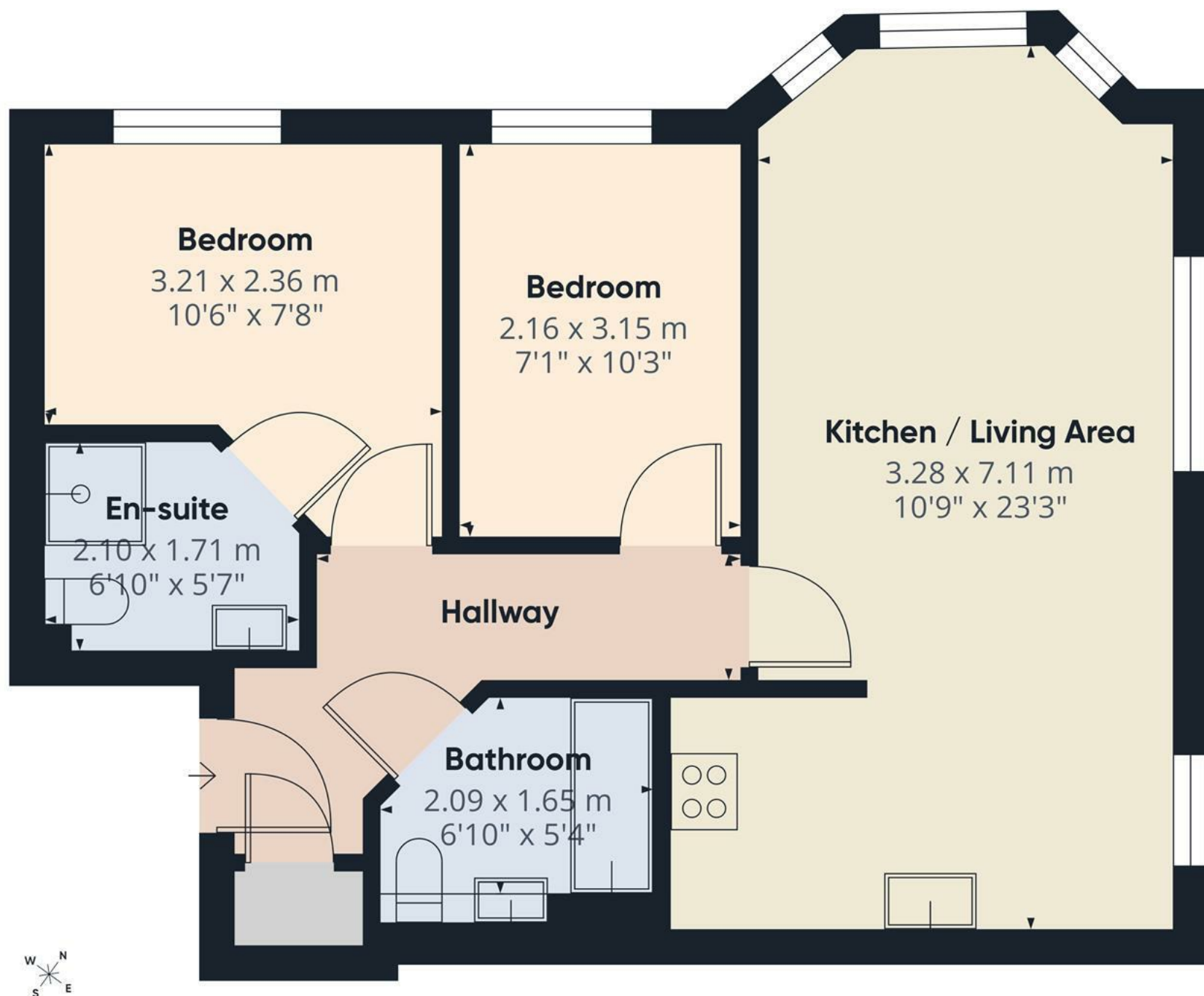
Buyers are strongly advised to make their own independent enquiries regarding all leasehold matters prior to exchange of contracts.









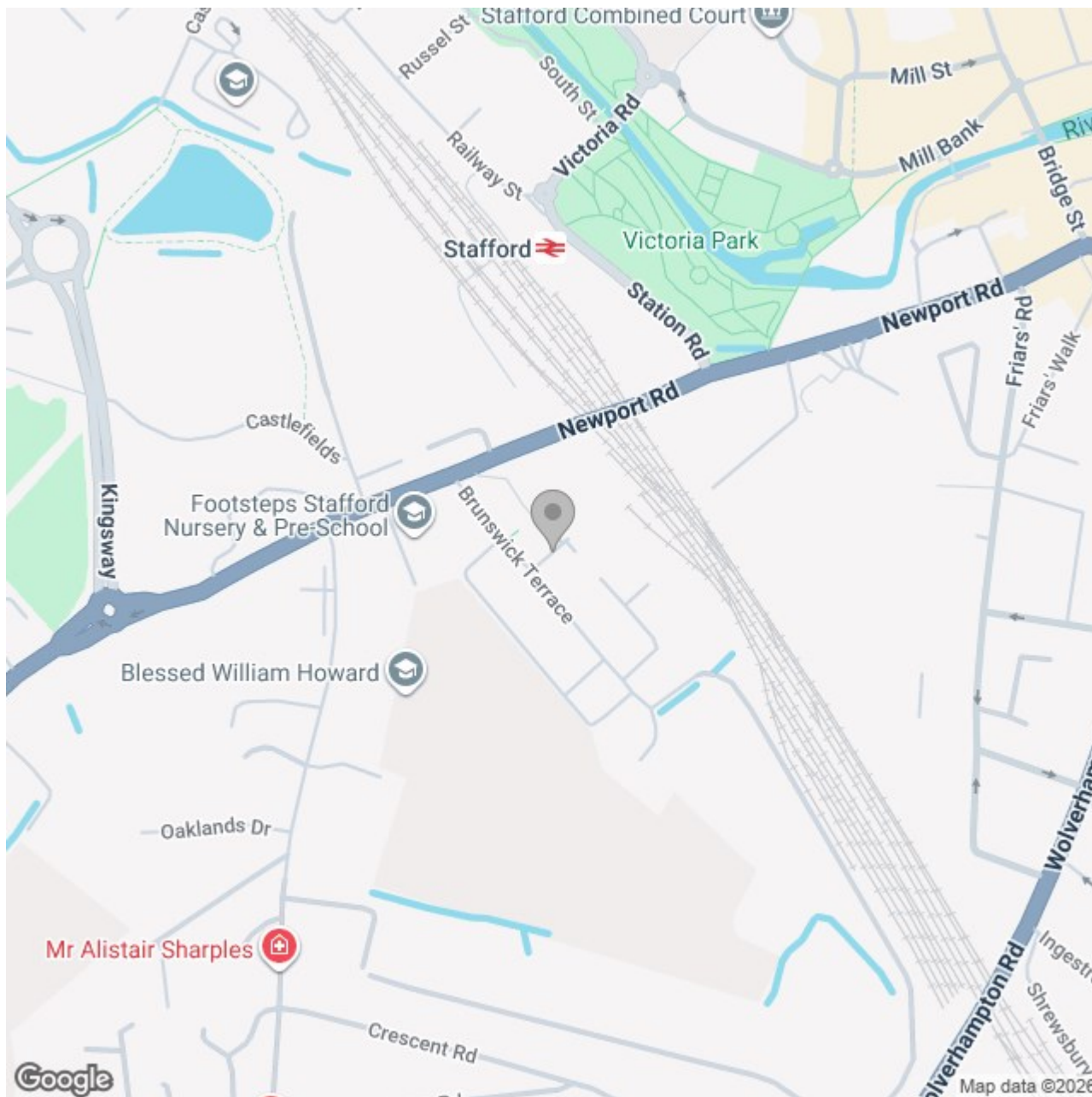


Approximate total area⁽¹⁾
54.3 m²
585 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	