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We are delighted to offer this charming one-bedroom ground floor flat, situated in the highly sought-after Poets District and featuring an attractive blend of period character and modern convenience, making it an ideal first-time purchase, investment opportunity or downsizing option.

Key Features

- One-bedroom ground floor flat
- Highly sought-after Poets District location
- Character features including high ceilings, coving and cornicing
- Bright and spacious open-plan lounge/kitchen
- Attractive bay-fronted double-glazed sash windows
- Fitted kitchen with integrated oven, hob, washing machine and fridge
- Exposed wooden flooring to the living area
- Modern shower room with heated towel rail
- Offered for sale with no onward chain
- Council Tax Band A | EPC Rating D

Accessed via a communal entrance, the accommodation opens into a bright and spacious open-plan living area, beautifully enhanced by impressive high ceilings, decorative coving and cornicing, exposed wooden flooring and a stunning bay-fronted double-glazed sash window that fills the room with natural light. The fitted kitchen is well-equipped with a range of wall and base units, an integrated electric oven and hob with cooker hood over, integrated fridge, integrated washing machine, tiled splashbacks and a sink with drainer.

The bedroom continues the property's characterful appeal, benefiting from a half-bay window with double-glazed sash windows, together with high ceilings and decorative detailing. The shower room comprises a shower cubicle, low-level WC, pedestal wash hand basin, heated towel rail, part-tiled walls, tiled flooring and a double-glazed frosted window.

Further benefits include no onward chain, offering buyers the potential for a smooth and straightforward purchase.

Communal Gardens

Laid to lawn.

Tenure

Leasehold with 177 years remaining.

Service Charge: £1,000 per annum (approximately).



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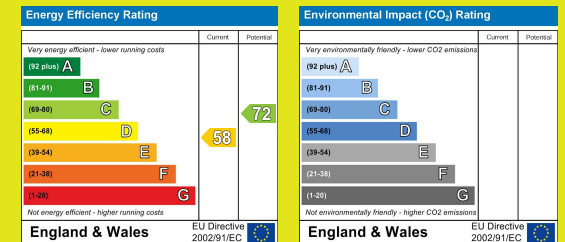
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Luff & Co

Floor Plan Shakespeare Road



Total area: approx. 34.5 sq. metres (371.6 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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