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TBC





A characterful Victorian conversion first floor flat offering well-proportioned accommodation including a bay-fronted living room with feature fireplace, a kitchen/breakfast room with space for appliances, a double bedroom with built-in wardrobes, and a bathroom. The property is accessed via a communal entrance with stairs to the first floor and is offered with no forward chain.

The property is approached via a communal entrance with stairs rising to the first floor, where the flat opens into a split-level landing providing access to all rooms. The bay-fronted living room is a particular feature, filled with natural light and enhanced by a feature fireplace which creates a focal point to the room. The kitchen/breakfast room offers a practical layout with space for appliances and room for informal dining.

The double bedroom is well proportioned and benefits from built-in wardrobes, providing useful and integrated storage. The bathroom completes the accommodation. Positioned in the heart of the town centre, the property benefits from local shops, parks, a hospital, and the mainline train station all being nearby.

Tenure

Leasehold with 156 years remaining.
Maintenance charge on an as and when basis.

Key Features

- Victorian converted first floor flat
- One double bedroom
- Built-in wardrobes to bedroom
- Bay-fronted living room
- Feature fireplace in living room
- Kitchen/breakfast room with space for appliances
- Split-level first floor landing
- Central town centre location
- No forward chain
- Council Tax Band B | EPC Rating TBC

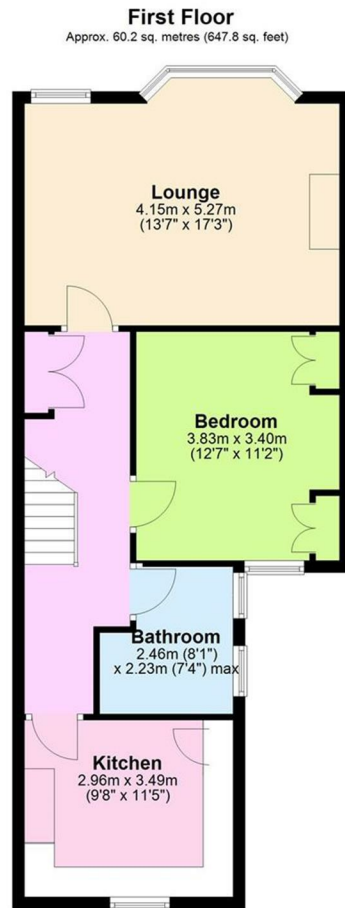


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Floor Plan Tower Road



Total area: approx. 60.2 sq. metres (647.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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