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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.

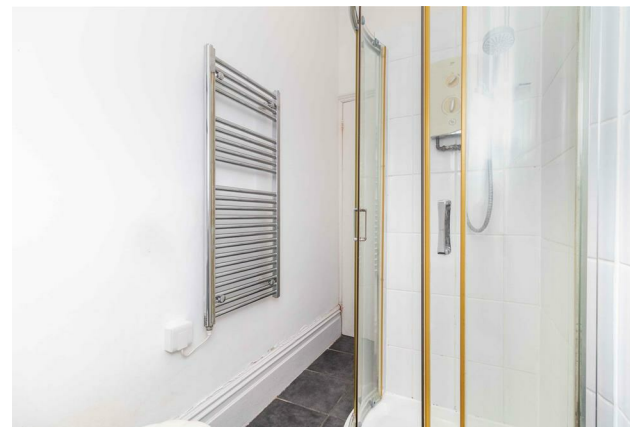
Communal Gardens

Laid to lawn.

Tenure

Leasehold with 177 years remaining.

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



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