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We are pleased to offer this well-presented split-level apartment, benefitting from generous accommodation, a private rear garden, and character features including high ceilings, coving, picture rails, and exposed wood flooring. The property is situated in a convenient and popular location and offers spacious living with a modern fitted kitchen and bathroom.

The property is accessed via a communal entrance with phone entry system leading into a spacious split-level entrance hall with storage cupboard and exposed wood flooring.

The lounge/diner is a standout feature, offering high ceilings with coving and picture rail, a large double glazed bay window to the front, further window, exposed wood flooring, and a log burner set within a feature fireplace with tiling.

The fitted kitchen is well equipped with a range of wall and base units, integrated oven and gas hob, cooker hood, space for a 4ft fridge freezer, plumbing for washing machine and dishwasher, sink with additional quarter bowl, wall-mounted combi boiler, tiled flooring, and views over the rear garden. There is also a separate WC with wash hand basin.

The bathroom comprises a panel-enclosed bath with shower over, wash hand basin set within a vanity unit, low-level WC, tiled walls and feature flooring, and towel radiator.

Bedroom two is located on the lower level and benefits from double glazed windows to the rear, sliding patio doors leading to the garden, radiator, and useful under-stairs storage.

Stairs rise to the first floor landing with windows to the rear and side, leading to Bedroom one, which benefits from a rear-facing double glazed window and radiator.

Externally, the property enjoys a private rear garden with patio areas, lawn, seating space, fenced and brick boundaries, outside tap, gated side access, and a large shed with power and lighting. There is also a front garden area, laid to lawn with surrounding flower beds.

#### **Tenure**

Share of Freehold | Lease with remainder of 999 years  
Service Charge £400 per annum.

### **Key Features**

- Split-level apartment with generous accommodation
- Spacious lounge/diner with log burner and bay window
- Modern fitted kitchen with integrated appliances
- Separate ground floor WC
- Two double bedrooms
- Bathroom with shower over bath
- Private rear garden with patio, lawn and seating areas
- Large shed with power and lighting
- Front garden area laid to lawn with flower borders
- Council Tax Band A | EPC Rating D



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