



Nestled in the desirable area of Watson Way, Marston Moretaine, this spacious ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. Located in close proximity to the picturesque Millennium Country Park, this property offers a perfect blend of comfort and convenience.

With a long lease and reasonable service charges, this apartment is not only appealing but also practical. The absence of an upper chain means that you can move in without delay, making it an ideal choice for those looking to settle quickly.

We highly recommend an internal viewing to fully appreciate the charm and potential of this delightful property. Don't miss out on the chance to make this lovely apartment your new home.

The apartment boasts a generously sized double bedroom, complete with ample storage and built-in wardrobes, ensuring that space is never an issue. The living room is inviting and well-proportioned, providing a delightful area for relaxation or entertaining guests. The modern fitted kitchen is equipped with contemporary appliances, making it a joy to prepare meals. Additionally, the bathroom is stylishly designed, catering to all your needs.

fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

Access to the property is straightforward, featuring a communal entrance alongside your own private entrance, enhancing both privacy and security. For those with vehicles, allocated parking for one car is included, adding to the convenience of this charming home.

### **Communal Entrance**

Providing access to all apartments a well maintained communal area with remote entry door system. Double glazed door and window to the front aspect. Fitted carpet. Fire doors to all ground floor areas and stairs riding to the upper floors. Remote entry phone.

### **Entrance Hall**

Providing access to all accommodation with a hardwood fire door to the entrance. Fitted carpet. Radiator. Airing cupboard and storage cupboard. Coved ceiling. Smoke detector.

### **Living Room**

Double glazed door and window to the front aspect. Feature wood panelled wall. Fitted carpet. Radiator. Coved ceiling.

### **Kitchen**

Tastefully fitted to comprise a range of wall, drawer and base level units with work surfaces over. Single drainer sink unit. Integrated appliances to include; oven, gas hob (with extractor hood over). Space for a fridge / freezer . Double glazed window to the front aspect. Part tiled walls. Wood laminate floor. Inset spot lights to the ceiling.

### **Bedroom**

A large room benefiting from built in wardrobes. Double glazed window to the front aspect. Fitted carpet. Radiator. Tv point. Coved ceiling.

### **Bathroom**

Tastefully fitted to comprise a w/c. Wash hand basin. Panelled bath with shower over. Fully tiled walls and floor. Double glazed window to the front aspect. Radiator.

### **Communal Areas**

Well maintained communal area that include; Garden and drying areas and bin store.

### **Parking**

One allocated parking space plus visitor parking.

### **Disclaimer**

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure,

Approximate Gross Internal Area = 51.83 sq m / 558 sq ft

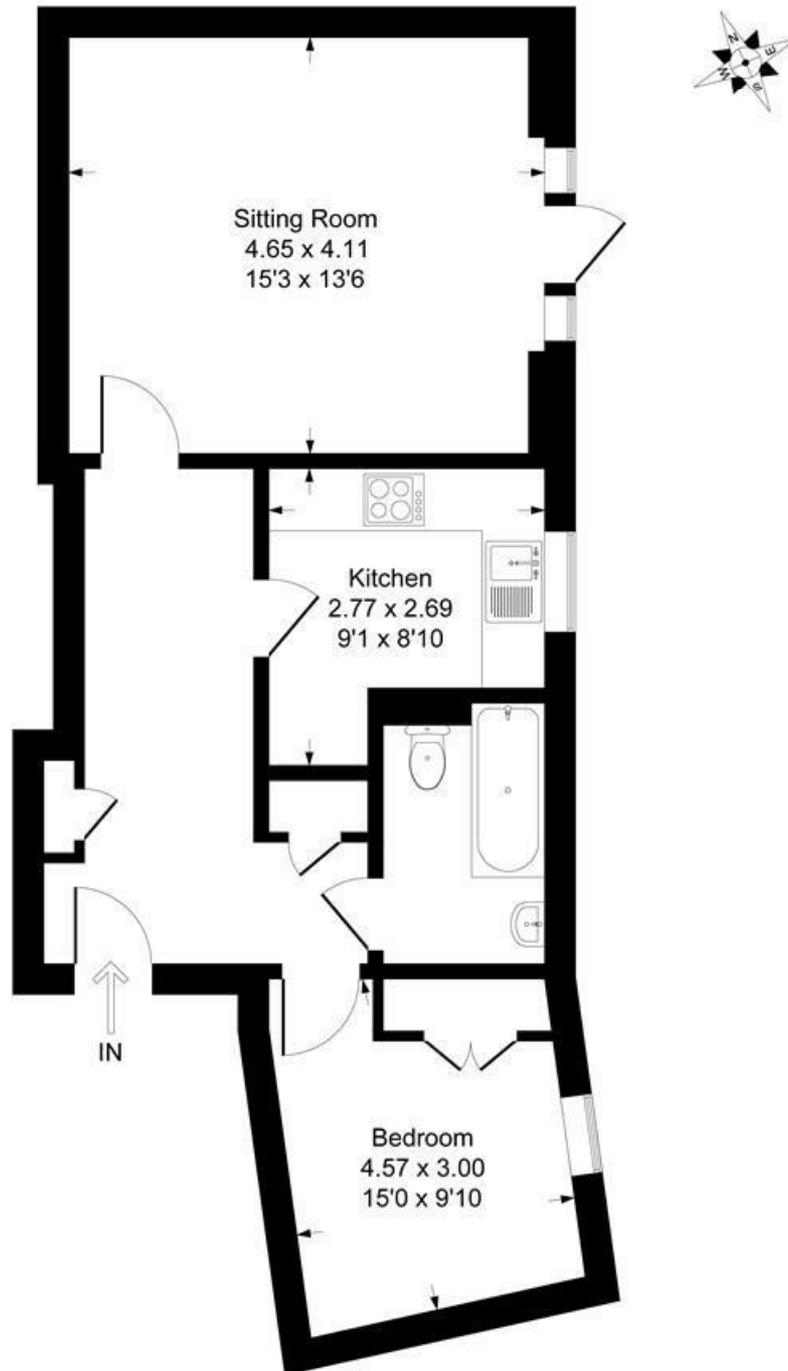


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax Band: A  
EPC Rating: C