



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.

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, 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).

