



- Ground floor apartment
- One bedroom
- Modern finish
- Private patio doors
- Allocated parking
- Great location
- Perfect for a downsize
- CHAIN FREE

The front door of this home opens into a generous hallway with a good-sized storage cupboard to the left. To the right is through to a lovely lounge which is filled with light thanks to a big window and your own, private patio doors out to the gardens.

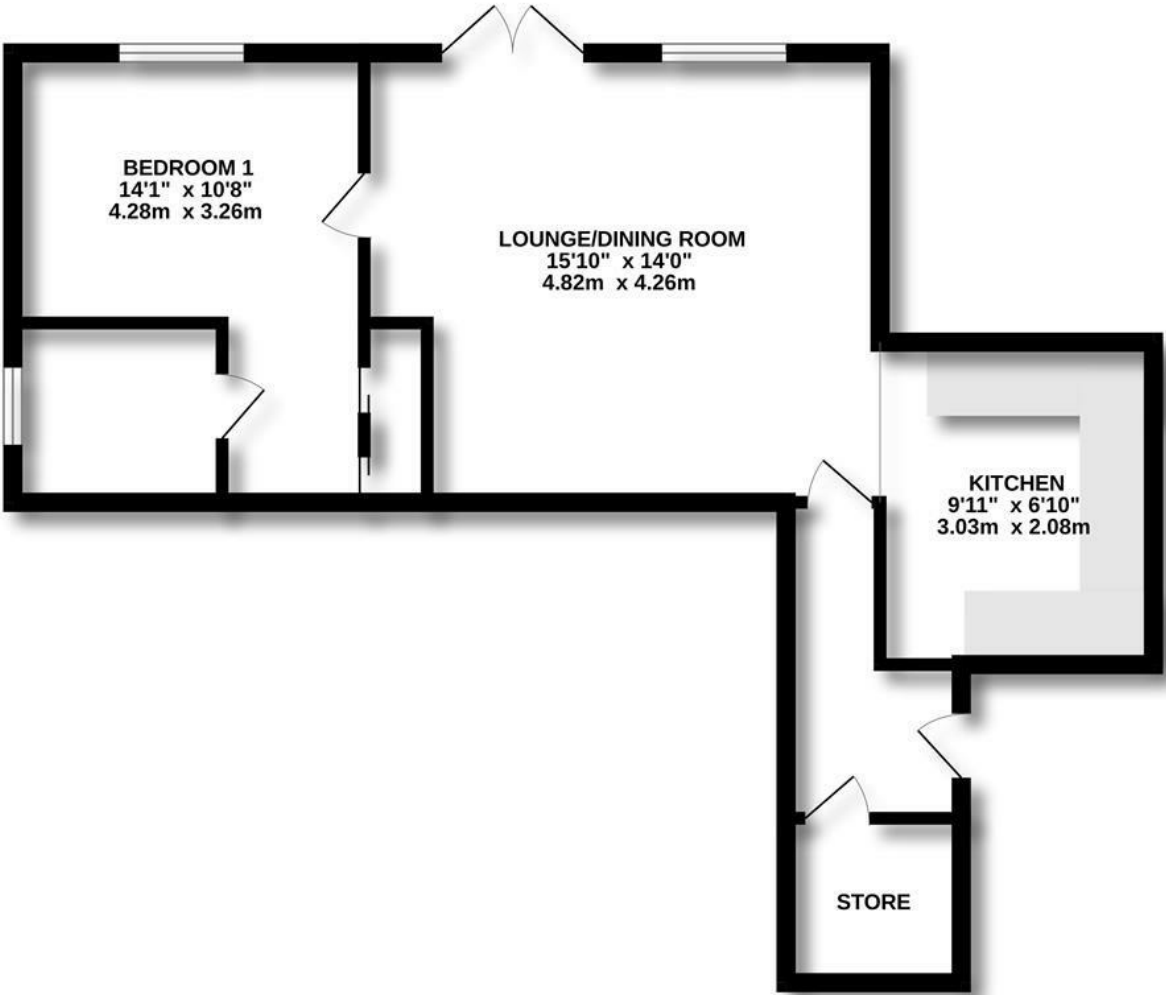
Not quite 'open plan', the kitchen is accessed from the lounge via archway – this could easily be closed off, should one prefer them to be completely separate. This modern fitted kitchen is square and spotlighted, with loads of work surface space, storage cupboards and some integrated appliances.

Through to the bedroom which is again very generously proportioned with plenty of space for wardrobes and a nice big window with blinds as well as curtains. Next to this is the bathroom which is beautifully fitted and tiled immaculately throughout – a modern finish which incorporates a three-piece suite including bath with shower over, as well as a window which is unusual for a bathroom in an apartment!

To the exterior there are two allocated parking spaces and charming communal gardens – and with your private patio doors, this is perfect for your morning coffee in the sunshine!



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	79
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

