



£250,000

**\*NO CHAIN\* \*TWO BEDROOMS\* \*GROUND FLOOR ACCESS DUPLEX\* \*EXCLUSIVE MILL COMPLEX\* \*WATERSIDE LOCATION\* \*IMMACULATELY PRESENTED\*  
\*MODERNISED THROUGHOUT\* \*NEW KITCHEN & TWO NEW BATHROOMS\* \*GARAGE PARKING\* \*PET FRIENDLY\***

Nestled in the charming area of Apperley Bridge, this exquisite duplex apartment on Meadow Road offers a unique blend of modern living and historical charm. This exclusive mill conversion boasts a stylish and contemporary presentation throughout, making it an ideal home for those seeking comfort and elegance. The apartment features two spacious double bedrooms, including a master en-suite that provides a private sanctuary for relaxation. With two well-appointed bathrooms, convenience is at the forefront of this property, ensuring that both residents and guests are well accommodated. The inviting open plan reception room serves as a perfect space for entertaining or unwinding after a long day, while the modern design elements create a warm and welcoming atmosphere. With fantastic bar area to chill out in, marble kitchen work tops and stunning full length windows creating a light flooded living space. The property also benefits from a concierge service, adding an extra layer of luxury and ease to daily living. Featuring oil filled radiators in the lounge, bar, hallway and master bathroom, offering fantastic heat retention and a cost saving. For those with a vehicle, allocated parking is available, ensuring that you have a secure and convenient place to park. The private entrance enhances the sense of exclusivity, making this apartment a truly special find. In summary, this duplex apartment on Meadow Road is a remarkable opportunity for anyone looking to enjoy a sophisticated lifestyle in a desirable location. With its blend of modern amenities and historical character, it is sure to impress. Designated Underground Garage Parking.

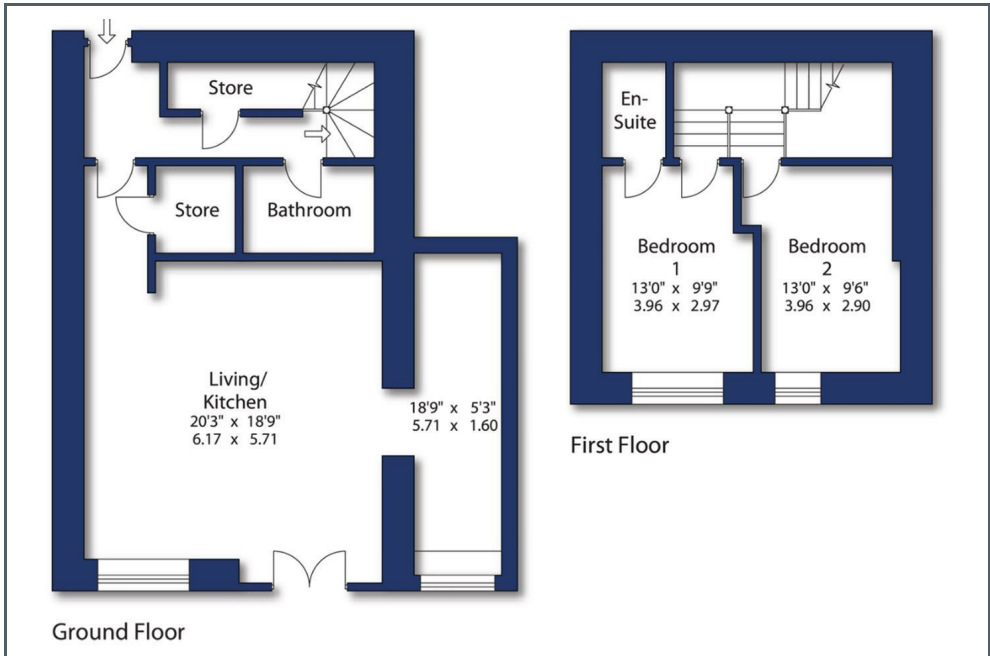
Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT. PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>77</b>	<b>79</b>		

EU Directive 2002/91/EC

