







**£205,000**

Set in a quiet location close to local amenities and schools and offering easy access to the M1 motorway, this well presented two bedroom first floor apartment is offered to the market with NO ONWARD CHAIN. Briefly comprising lounge/dining room, kitchen, family bathroom and communal gardens, the property also benefits from an exceptionally long lease.

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Built in cupboard housing hot water cylinder, intercom, doors to all rooms.

## LOUNGE

Double glazed windows to side and rear aspects. Telephone point, door to kitchen.

## KITCHEN

Double glazed window to rear aspect. Built in storage cupboard, range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink unit, integrated oven and hob with extractor fan over, dishwasher, space for washing machine and space for fridge/freezer, built in storage cupboard.

## BEDROOM ONE

Double glazed window to side aspect.

## BEDROOM TWO

Part frosted double glazed window to side aspect.

## BATHROOM

Low level w.c., wash hand basin, panelled bath with shower over, part tiled walls, tiled floor.

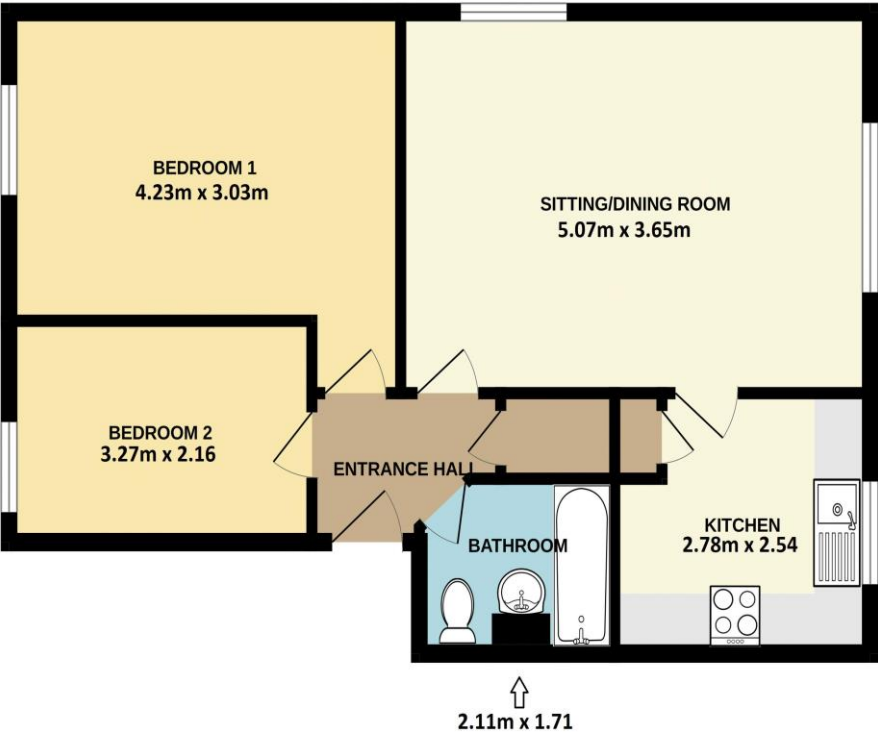
## COMMUNAL ENTRANCE

Secure entry with intercom, stairs rising to first floor.

## COMMUNAL GARDENS

Good sized communal gardens, mainly laid to lawn.

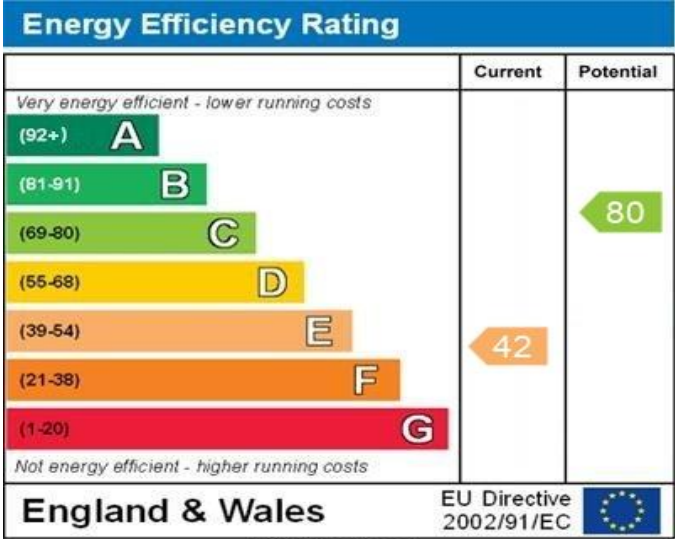
GROUND FLOOR



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.  
Made with Metropix ©2025

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



WWW.EPC4U.COM