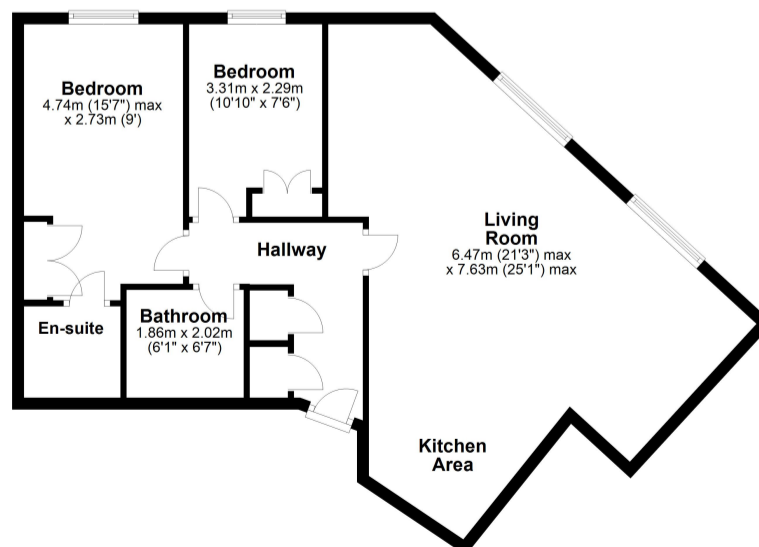




**Floor Plan**  
Approx. 72.4 sq. metres (779.7 sq. feet)



Total area: approx. 72.4 sq. metres (779.7 sq. feet)

All measurements shown are approximate and for guidance only. Garages and workshops are not included in any gross floor areas unless integral to the main building where they will be included.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		64
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



We are delighted to offer for sale this well presented and modern two bedroom ground floor apartment situated within the ever desirable Coopers Yard development.

The apartment offers open plan living with a fitted kitchen and modern wood effect flooring. The master bedroom has built in wardrobes and an en-suite shower room. There is a well appointed family bathroom and ample storage cupboards. Underground secure parking is also an added benefit along with a great location for access to the town centre.

There is no upper chain and the property is a must for any first time buyer or investor.



- Town Centre Location
- Two Double Bedrooms
- Ground Floor Apartment
- Underground Secure Parking
- No Onward Chain
- En-suite Shower Room
- Open Plan Kitchen/Living Room
- Built in Appliances
- 113 Year Lease
- Built in Storage