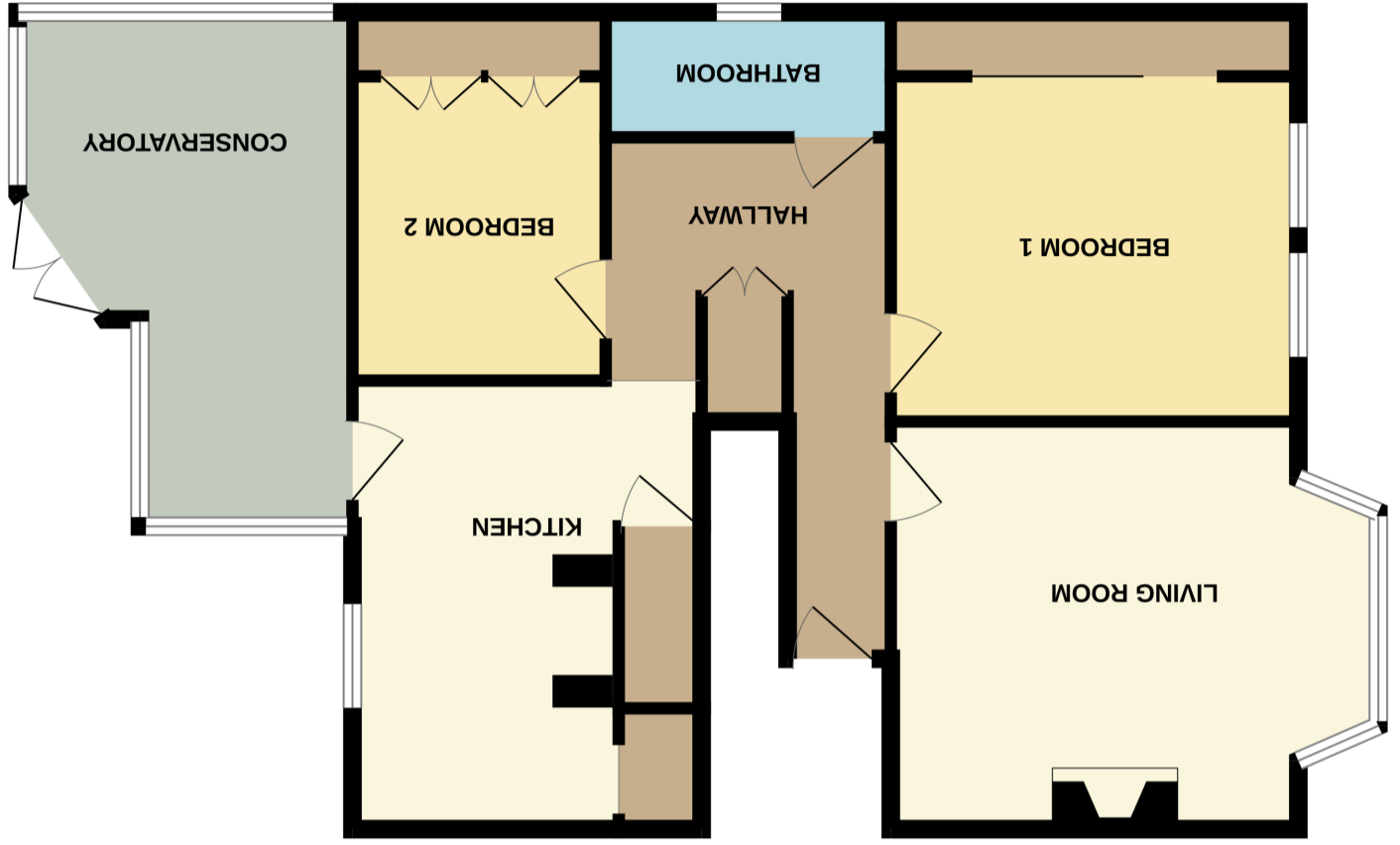


TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative 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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GROUND FLOOR
 875 sq.ft. (81.3 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20) Not energy efficient - higher running costs	
62	71
England, Scotland & Wales EU Directive 2002/91/EC	





The Property

Offering a delightful blend of character and comfort, this charming two bedroom ground floor garden apartment presents an exceptional opportunity. Boasting a share of freehold and off road parking, the property benefits from high ceilings and large windows that flood the interior with natural light, creating a welcoming and airy atmosphere throughout. The apartment also features ample storage, character doors, and a good-sized enclosed rear garden, perfect for outdoor relaxation or entertaining, making it a truly special home to come back to.

Situated in a highly convenient location, this superb flat is just moments from a variety of local amenities including shops, cafes, and transport links. Residents will appreciate easy access to public transport options for commuting or exploring the surrounding area, as well as nearby green spaces for leisurely walks.

Upon entering the property, you are welcomed into a spacious reception room that impresses with its character filled high ceilings and large sash windows, providing an abundance of natural light. The décor retains traditional charm with character doors enhancing the room's appeal.

The country-style kitchen is a true highlight, equipped with a classic butler sink and plenty of workspace. This charming kitchen offers ample storage and brings a countryside feel indoors, perfectly complementing the character of the flat whilst leading into a spacious conservatory invites you to unwind while enjoying views of the private rear garden, featuring elegant feature tiling that adds a touch of personality and warmth.

The apartment comprises two generously sized double bedrooms, both thoughtfully designed with fitted wall-to-wall wardrobes that provide extensive storage without compromising on space. These peaceful bedrooms are perfect retreats for relaxation after a busy day, offering both comfort and practicality. The bathroom is well-appointed and positioned for convenient access from both bedrooms and the living areas.

Completing this appealing home is a good sized enclosed rear garden, an enviable feature for a ground floor apartment, offering a private outdoor space for gardening, alfresco dining, or simply enjoying the fresh air in a secure environment. With the added benefit of a share of freehold and off-road parking, this property delivers exceptional value and lifestyle advantages.

In summary, this character-filled garden apartment is a rare find that combines traditional charm, modern convenience, and an enviable location. Ideal as a first-time buy, the spacious interiors, practical layout, and lovely garden space make it a property not to be missed. Viewing is highly recommended to fully appreciate the quality and

potential of this wonderful home.

Entrance Hall

Good sized Entrance Hall with many character features giving access to all principle rooms, under stairs storage cupboard.

Living Room

4.7m x 3.95m (15' 5" x 13' 0") Max. Spacious room with large double glazed bay window, original fireplace with open fire (not tested), a very bright and character filled room.

Kitchen

3.80m x 3.45m (12' 6" x 11' 4") Max. Country style Kitchen with butlers sink, tiled work surfaces, space for range cooker, tiled backsplash, extractor, double glazed window, space for fridge freezer, wall mounted Glow Worm boiler serving domestic hot water and central heating systems, glazed door giving access through to the Conservatory.

WC

WC with concealed cistern, wall mounted wash hand basin.

Conservatory

4.83m x 3.02m (15' 10" x 9' 11") Max. Of brick and PVC double glazed construction, feature tiled floor, double glazed doors giving access through to the Rear Garden.

Bedroom One

3.95m x 3.90m (13' 0" x 12' 10") Spacious double room, ceiling centre rose, two large front aspect double glazed windows, wall to wall storage with sliding doors and provision for wall mounted TV.

Bedroom Two

3.57m x 2.44m (11' 9" x 8' 0") A spacious second bedroom with a wall to wall wardrobe providing ample hanging space and shelving for storage, double glazed window.

Bathroom

2.76m x 1.21m (9' 1" x 4' 0") Modern suite comprising of a panelled bath with pillar taps, thermostatic shower unit with ceiling mounted shower head, wall mounted wash hand basin with storage beneath, large mirror fronted storage cupboard, heated towel rail.

Rear Garden

Elevated patio area, shaped decking area, the remainder is laid to lawn, shed/summer house to remain, access to the front of the property.

Front

Shingle drive providing off road parking.

Material Information

Tenure - Share of Freehold

Lease - 992 years remaining

Service Charge - As & When

Ground Rent - Nil



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

