



- Quality ground floor garden apartment
- Two bedrooms and two bathrooms
- Generous lounge and separate office
- Fully integrated kitchen with breakfast bar
- Two off-road parking spaces
- Landscaped garden with two storage sheds



£525,000

## Property Overview

Immaculately presented and meticulously modernised throughout, this stunning ground floor garden apartment offers an exceptional standard of finish with every detail carefully considered.

The generous layout includes two large bedrooms, with the master suite seamlessly opening into a dressing area and office beneath a vaulted ceiling, divided by a striking wooden sliding door. A high-quality upstairs bathroom is complemented by a stylish downstairs walk-in shower room with vaulted ceiling, while ample storage enhances the practicality of the home. The fully integrated kitchen, complete with breakfast bar and vaulted ceilings, flows directly into the private rear garden.

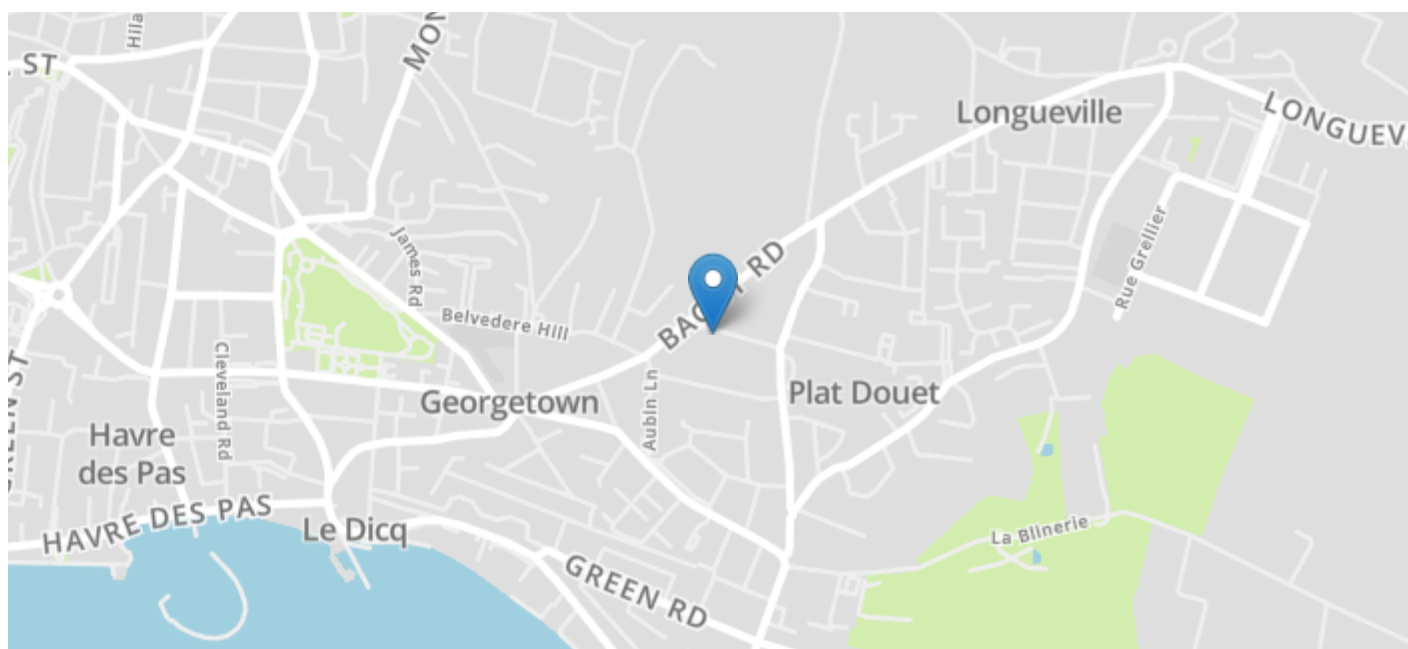
Designed with low-maintenance artificial lawn, a dining area and two powered sheds offering excellent versatility. Two parking spaces plus visitor parking add further convenience.

Perfectly positioned close to Georgetown, with shops, amenities and transport links on the doorstep, the property is available by way of Share Transfer, making it an ideal investment, downsize, or stylish ground floor home for those seeking quality and comfort in equal measure.

## Agents Notes

All mains excluding gas. Mains drains. Electric heating and under floor heating installed. Wood burning stove in the lounge. Fibre broadband installed. Fully double glazed throughout. Electric charging point at the front aspect of the property. Triple glazed windows and soundproof, under floor heating in both bathrooms, kitchen and the office, both sheds in the garden are isolated with power and light, electric velux windows in the downstairs shower room and the office, hot tap installed in the kitchen, new pressurised boiler system installed, new pipes and fuse board, soundproof ceiling insulation and speakers in the kitchen ceiling. The property is completely insulated with 100mm Kingspan throughout. Planning also approved to open up and remove the wall separating the kitchen area into the lounge. Fire regulations in place. No service charges in place, each property pays a specific percentage of the buildings costs and utilities and is split up. Each apartment pays its own water rates. For more information please speak to the agent.

## Directions





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Approximate total area<sup>(1)</sup>**

92.2 m<sup>2</sup>  
994 ft<sup>2</sup>

**Reduced headroom**

1.7 m<sup>2</sup>  
18 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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