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Viewing by appointment only

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Forming part of the popular development at 51 Bridge Road East and ideally positioned within approximately 450 metres of the mainline train station, shops and local amenities, this spacious and well-presented two bedroom, two bathroom apartment with private balcony offers an excellent opportunity to acquire a modern home in a highly convenient location.

- Modern 2 bedroom apartment
- Family bathroom and further ensuite shower room
- Modern kitchen with built in appliances
- Allocated parking for 2 cars
- Spacious open plan living with balcony
- Located within 450 meters of the train station

#### Ground floor entry

#### Communal entry hall

The building is accessed via a secure communal entrance hall with entry phone system. Stairs lead to the first floor where a private front door opens into the apartment.

#### First floor

### The Flat

#### Entrance Hall

A welcoming hallway featuring grey wood-effect Amtico flooring which continues through to the main living areas. There are three generous storage cupboards, one housing the gas boiler and consumer unit. Radiator with decorative cover and doors leading to all principal rooms.

#### Living diner

A bright and spacious open-plan living and dining area with continued Amtico flooring, feature LED lighting and television point. Ample space is provided for both lounge and dining furniture. Double-glazed UPVC doors and window lead out to and overlook the private balcony. Open plan to the kitchen.



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#### Kitchen

A modern, well-appointed kitchen fitted with high-gloss grey units with chrome handles and granite work surfaces incorporating a stainless steel 1½ bowl sink with mixer tap. Integrated appliances include a four-burner gas hob with stainless steel extractor, oven and grill, fridge/freezer, dishwasher and washer/dryer. Two UPVC double-glazed windows to the rear, ceramic wall tiling, downlighting and radiator.

#### Bedroom 1

A generous dual-aspect double bedroom with two UPVC double-glazed windows to the rear and an additional window to the side, carpeted flooring and radiator. Door to ensuite

#### Ensuite

Comprising a walk-in double shower with Aqualisa electric shower, concealed cistern WC, wash hand basin set within vanity unit, ceramic tiled walls and floor, mirrored wall, chrome heated towel rail, extractor fan and recessed downlighting. Obscured double-glazed window to the side.

#### Bedroom 2

A further well-proportioned bedroom with UPVC double-glazed window to the side, radiator and wall-mounted TV point.

#### Bathroom

A contemporary family bathroom fitted with a panelled bath with mixer tap and thermostatic shower over, concealed cistern WC, wash hand basin with mixer tap set into vanity unit, full ceramic tiling, chrome heated towel rail, electric shaver point, extractor fan and recessed ceiling lighting.

#### Outside

#### Balcony

Accessed from the living diner is a spacious covered balcony with ample space for tables and chairs allowing you to enjoy some outside living in your own private area.

#### Parking

The property benefits from two allocated parking spaces within the residents' car park to the front of the development.



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