



Pelican Lane

Cricketts



- Town centre location
- Large lounge/ diner
- Spacious kitchen
- Double bedroom with built in wardrobes
- Bathroom
- Parking
- Gas fired central heating
- Double glazing windows
- Approx £152.62 per month maintenance and ground rent
- Two year old boiler
- Leasehold

Ideally located in the heart of the town centre, this well-presented one-bedroom split-level apartment occupies the top floor of a character building and offers light-filled, spacious accommodation throughout.

Accessed via a communal entrance hall with stairs rising to the first floor, the apartment opens into a welcoming entrance hall leading to the double bedroom with built in wardrobes and a modern bathroom. Upstairs, you'll find a bright and airy lounge/diner and a separate kitchen, both featuring multiple windows that flood the space with natural light.

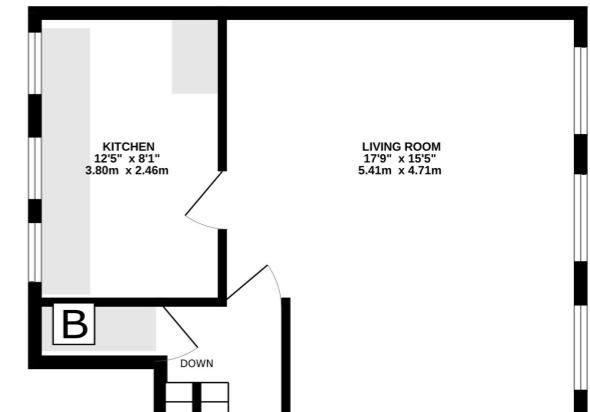
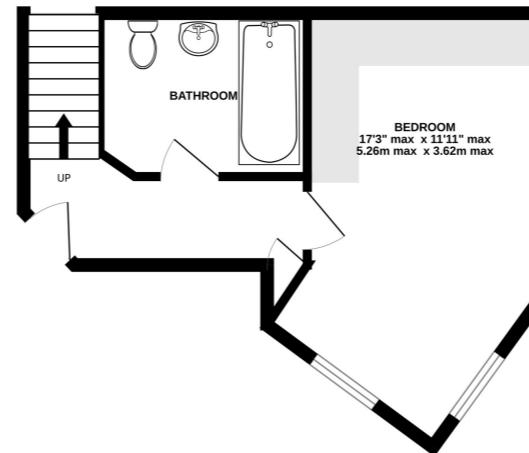
Further benefits include gas fired central heating, parking area and easy access to local shops, restaurants, and transport links—making it an ideal home for first-time buyers, professionals, or investors. Early viewing is highly recommended.





LOWER LEVEL  
299 sq.ft. (27.8 sq.m.) approx.

UPPER LEVEL  
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 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 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- **Electricity:** Mains Supply.
- **Heating:** Gas Central.
- **Water:** Mains Supply.
- **Sewerage:** Mains Supply.
- **Council Tax Band:** B

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