



FOR STARTERS



OFFERS IN EXCESS OF
£299,950

MAIN COURSE

A Spacious, Low-Maintenance Home with Private Garden & Parking, Just Minutes from Town

For those looking to downsize without compromise, this spacious first-floor apartment offers the perfect blend of convenience, comfort, and private outdoor space.

Situated just a short, level walk from the town centre, this location is ideal for those who want to be close to everything—whether it's a coffee with friends, a trip to the theatre, or a browse through independent shops—all within easy reach.

With its own front door and private staircase—no communal areas—it provides the independence of a house but with all the benefits of an apartment. Designed for easy, low-maintenance living, it's a home where you can simply move in and enjoy.

Inside, the open-plan kitchen, dining, and sitting room is bright and airy, with plenty of space to relax and entertain. The modern kitchen is well-equipped with stylish units, generous worktops, and ample storage.

The two double bedrooms are spacious and well-proportioned, with the master bedroom benefitting from a luxurious en-suite, featuring both a double shower and a full-size bath. A second three-piece shower room serves the rest of the home.

One of the standout features is the private west-facing garden, accessed via a gated side entrance. Designed for ease of maintenance, it's laid to patio, offering space for alfresco dining, a shed, or a quiet retreat to enjoy the sun—a rare and valuable feature in a property like this.



Additional benefits include:

- Prime location - Just a short, level walk to the town centre, putting shops, cafés, and amenities within easy reach.
- Two allocated parking spaces - Convenient and secure.
- No onward chain - A straightforward and stress-free move.
- Share of freehold - Providing greater control over the property.
- Easy to manage - Ideal for downsizers looking for a well-maintained home in a great location.

With all the space you need, but none of the upkeep of a large house, this apartment offers the perfect balance of comfort, practicality, and private outdoor living.

Agent's Note: A new lease will be put in place upon completion of the sale. Buyers are advised to consult their solicitor for full details regarding the lease terms and any associated costs.



KEY INGREDIENTS



Tenure
Leasehold -
Share of



Council Tax
Band - C



EPC
Band - D



N/A



All mains services
connected



Heating System
Gas Central Heating



St Gregory's Primary

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A LOOK INSIDE?
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