





# 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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FIRST FLOOR : 761 SQ FT

FIRST FLOOR

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