



FOR STARTERS



OFFERS IN EXCESS OF
£495,000

MAIN COURSE

A Rare Single-Level Home with a Private Garden & Parking, Just Moments from Town

If you're looking for a beautifully presented, low-maintenance home all on one level, with the rare benefit of a private garden, this ground-floor apartment could be exactly what you've been waiting for.

Located just a short, level walk from the town centre, this home offers the best of both worlds—a peaceful setting yet with all the amenities, shops, cafés, and restaurants just a few minutes away. Whether you enjoy a morning stroll into town, a visit to the theatre, or simply the convenience of having everything on your doorstep, this location is hard to beat.

Designed for comfort, ease, and modern living, this home offers the best of apartment convenience, but with the feel of a house, thanks to its own private entrance and direct access to a stunning west-facing garden—something almost unheard of in this type of property.

At the heart of the home is the full-width open-plan kitchen, dining, and sitting room, a light-filled space designed for effortless living. With skylights overhead and French doors opening directly onto the garden, it's a bright and inviting area, perfect for both entertaining and everyday life. The contemporary kitchen is well-equipped with modern units, ample storage, and generous worktops, creating a stylish yet practical space.

The west-facing garden is a real highlight—offering a decking area, ideal for a morning coffee or evening drink, plus steps down to a private patio terrace, perfect for alfresco dining or relaxing in the sun. This truly is a garden-lover's dream, without the upkeep of a large outdoor space.

Inside, there are two well-sized double bedrooms, including a master with en-suite shower room, plus a separate modern three-piece bathroom. A wide inner hallway with built-in storage keeps things tidy, and a utility room adds extra convenience.



Unlike many apartments, this home offers the privacy of your own front door, with no communal areas, making it feel more like a traditional home. It also benefits from two allocated parking spaces, so you'll never have to worry about finding a space.

Additional benefits include:

Unbeatable location - Just a short, level walk to the town centre, with easy access to shops, restaurants, and local amenities.

No onward chain - Move in with ease, with no delays.

Share of freehold - Greater security and long-term control over your home.

Low-maintenance lifestyle - Ideal for those looking to downsize without compromising on space or quality.

If you're looking for a well-located, easy-to-manage home with its own outdoor space, this apartment offers the perfect balance of independence, practicality, and comfort.

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 - C



West Facing Rear
Garden



All mains services
connected

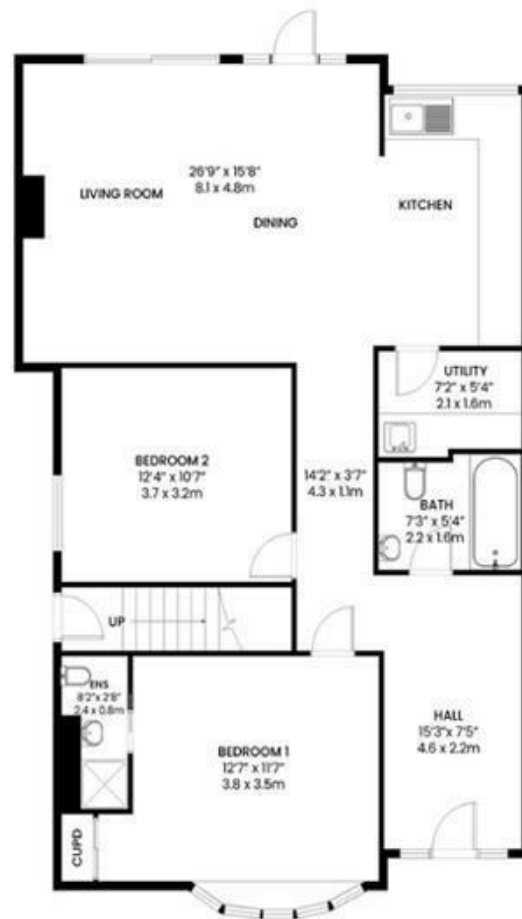


Heating System
Gas Central Heating



St Gregory's Primary

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