

An Immaculate TWO BEDROOM, FIRST FLOOR apartment. Situated in the central location of Monkgate Cloisters just outside the city walls, a short walk to restaurants and shops.

- Finished to a High Standard Throughout
- Open Plan Living Dining Kitchen
- Large Kitchen with Central Island
- Two Double Bedrooms
- Modern Bathroom with Bath and Separate Shower
- Secure Gated Parking
- Communal Entrance and Staircase to First Floor
- Successful Holiday Let
- Convenient Location a Short Walk to the City Centre
- No Onward Chain

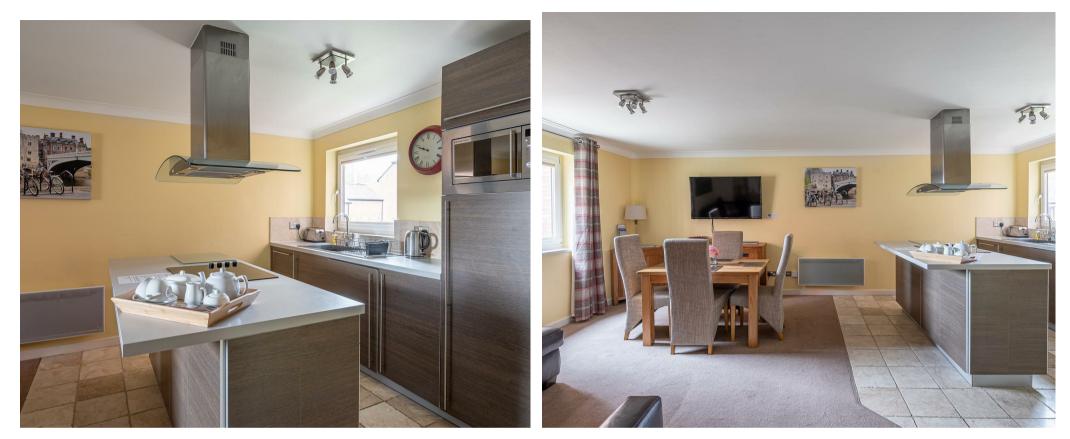
Guide Price £300,000 Tenure: Leasehold - Share of Freehold Council Tax Band:

Length of Lease: 999 (years remaining: 956) Service Charge: £1300 (Review Period: Annual) Ground Rent: N/A



For Illustrative Purposes Only - not to scale Plan produced using PlanUp.











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		Current	Potential
ery energy efficient - lower running costs			
92 plus) A		75	78
(81-91) B			
(69-80)		13	10
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			





IMPORTANT NOTICE

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We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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