





A SPACIOUS first floor TWO BEDROOM APARTMENT enjoying views over the **COMMUNAL GARDENS** and located in a prime location close to the **RAILWAY STATION** and **CITY CENTRE**.

Accessed by either lift or stairs, this two bedroom first floor apartment has the fully benefit of the concierge service and impressive communal gardens with alfresco work area. A spacious entrance hall leads into the open plan living/dining/kitchen area featuring coffered ceilings and engineered oak flooring and benefiting from floor to ceiling windows. With underfloor heating throughout, the kitchen area boasts an array of fitted units, integral Neff appliances and freestanding island with built in storage and breakfast bar. The Juliette balcony off the seating area adds an extra dimension to the carefully designed space. The fully carpeted, master bedroom, has an en-suite shower room and fitted, internally lit, wardrobes with integral mirror and drawers. The second double bedroom also has fitted wardrobes and is fully carpeted. The house bathroom includes a heated towel rail and mirrored vanity unit. A useful double cupboard in the hallway houses the washer/dryer and provides additional storage. The purpose built, gated, development has impressive, private communal gardens and large, secure, undercover bike store.



Accommodation:

- Impressive Two Bedroom First Floor Apartment
- Fully Fitted Kitchen With Integral Neff Appliances
- Open Plan Living/Dining/Kitchen Area
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Second Family Bathroom
- Secure Entryphone System and Concierge
- Envious Location Inside The City Walls With Excellent Access To The Station
- Communal Gardens And Bicycle Store

Price £425,000

Tenure: Leasehold



