



This stylish and well-maintained two-bedroom first-floor apartment offers an exceptional opportunity for both commuters and first-time buyers alike. Ideally positioned for convenient access to both road and rail links, the property also benefits from its own allocated parking space.

The accommodation is thoughtfully arranged, beginning with a welcoming communal entrance leading into a hallway. The bright and spacious sitting/dining room provides a perfect setting for relaxation or entertaining, complemented by a modern, well-appointed fitted kitchen. Two comfortable bedrooms and a contemporary shower room complete the interior.

Externally, the property enjoys the added convenience of an allocated parking space, while its location places you within easy walking distance of the town's amenities and the beautiful open spaces of John Coles Park.

For commuters, the apartment is superbly situated with excellent access to the M4 (Junction 17), A420, and A4 Bath Road, making travel to nearby towns and cities straightforward.

Offered to the market with no onward chain, this is a fantastic opportunity to secure a move-in-ready home in a highly convenient location.

- Two Bedroom First Floor Apartment
- Ideal for First Time Buyers or Commuters
- Modern Fitted Kitchen
- Allocated Parking Space
- Walking Distance to Town Centre & Amenities / Close to John Coles Park
- No Onward Chain
- Bright & Spacious Living/Dining Room
- Contemporary Shower Room
- Secure Communal Entrance
- Excellent Road Links (M4 J17, A420, A4) / Convenient Access to Rail Links







Approximate total area<sup>(1)</sup>  
536 ft<sup>2</sup>  
49.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales		
EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing