



Located on the first floor, this attractive two-bedroom apartment offers comfortable, low-maintenance living in a highly convenient setting. Perfectly suited to commuters, the property benefits from excellent transport links and the added advantage of an allocated parking space.

Accessed via a secure communal entrance, the apartment opens into a central hallway that connects to all rooms. The living space is light and inviting, providing ample room for both lounging and dining, while the adjoining kitchen is fitted with a range of modern units.

There are two well-proportioned bedrooms, ideal for a variety of living arrangements, along with a neatly presented shower room.

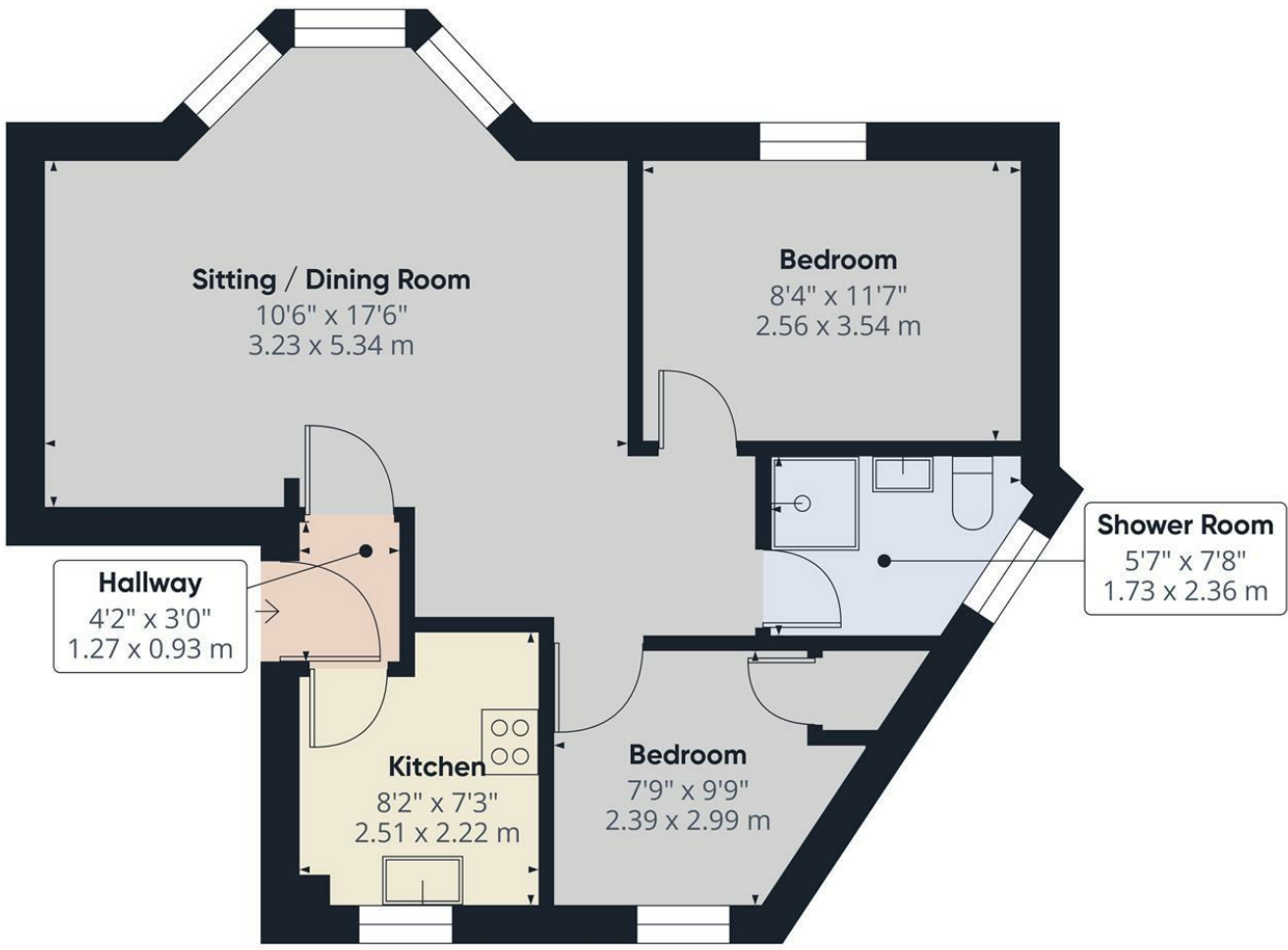
Outside, the property includes a designated parking space. The location is a real highlight, with local shops, amenities, and green spaces such as John Coles Park all within easy reach. For those travelling further afield, the M4 (Junction 17), A420, and A4 Bath Road are all easily accessible.

Available with no onward chain, this property presents a straightforward and appealing move for buyers seeking convenience and practicality.

- First-floor position offering privacy and elevated views
- Bright and spacious sitting/dining area ideal for relaxing or entertaining
- Contemporary shower room finished to a good standard
- Allocated parking space providing convenient off-road parking
- Close to green open spaces including John Coles Park
- Two well-proportioned bedrooms suitable for flexible living
- Modern fitted kitchen with ample storage and workspace
- Secure communal entrance / NO ONWARD CHAIN
- Within walking distance of local amenities and everyday essentials
- Excellent transport links with easy access to the M4 (J17), A420, A4 and nearby rail connections







Approximate total area⁽¹⁾
 525 ft²
 48.8 m²

(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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	85
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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