



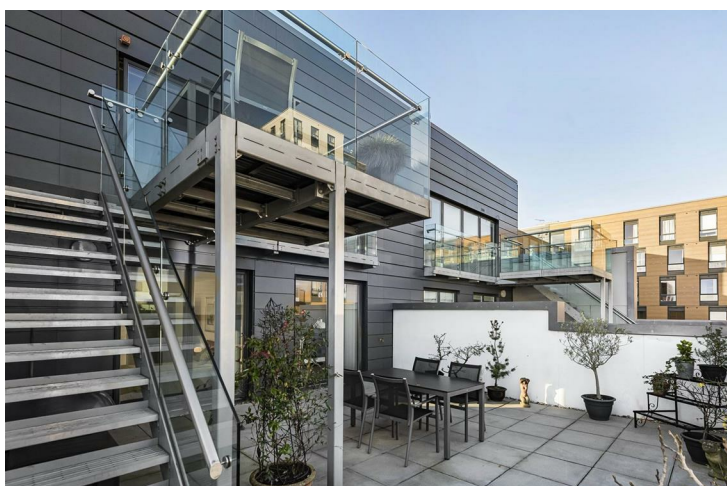
This impressive 2 bedroom split-level duplex apartment is located on the 7th & 8th floor of this sought after town centre development and is within a short walk of the vibrant town centre and the mainline station. One of only two apartment of this style, the 959 sq ft apartment has been finished to a high standard and offers contemporary styled living accommodation with impressive communal areas. Featuring light and airy rooms that are complimented by full height windows and a high standard of presentation throughout. The open-plan living room features a media wall with shelving and a stunning kitchen area with striking townscape views. The full height windows form a glazed wall with access to the roof terrace with glazed balustrades and steps lead down to an enclosed roof garden which is ideal for al-fresco dining. The two double bedrooms are located on the lower floor and each have direct access to the roof garden with an en suite to the principal bedroom

Interested? Please contact our sales team to find out more, or to book a viewing.



- Split-level duplex apartment
- 2 Bedrooms with access to roof garden, principal with en suite
- Impressive open-plan living room with roof terrace and newly fitted kitchen
- Allocated parking; Residents lift; Concierge
- Roof terrace with steps down to roof garden
- Townscape views





## Further details

### Parking

The apartment has an allocated space in the undercroft car park

### Concierge

The development has a concierge service which is located by the entrance to the car park.

### Lease Information

Years remaining: 235

Service charge: £4000 PA

Ground rent: £350 PA

Ground rent review period: Every 10 years, review 2034 in line with RPI

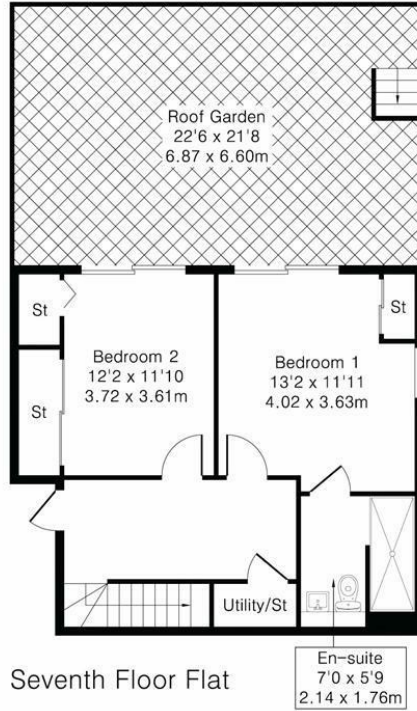
LEASE NOTE: Lease and service charge details are provided as a guide and are based on information supplied by the seller

### Rental yield

We believe the current rental value for a furnished let would be £2200 per calendar month which based on the asking price represents a possible gross rental yield of 6.2%

# Floorplan

Approximate Gross Internal Area 959 sq ft – 89 sq m  
 Seventh Floor Flat Area 488 sq ft – 45 sq m  
 Eighth Floor Flat Area 470 sq ft – 44 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  | 83                      | 83        |
| (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 |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.