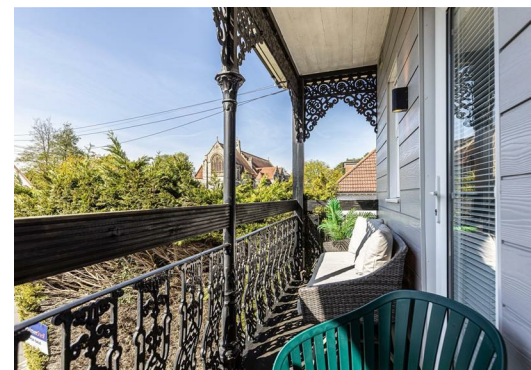




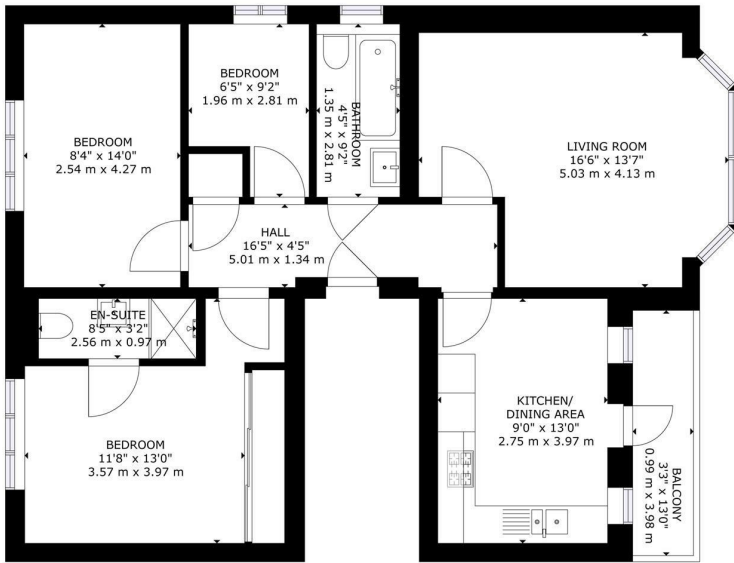
STRATTON OAK ESTATES



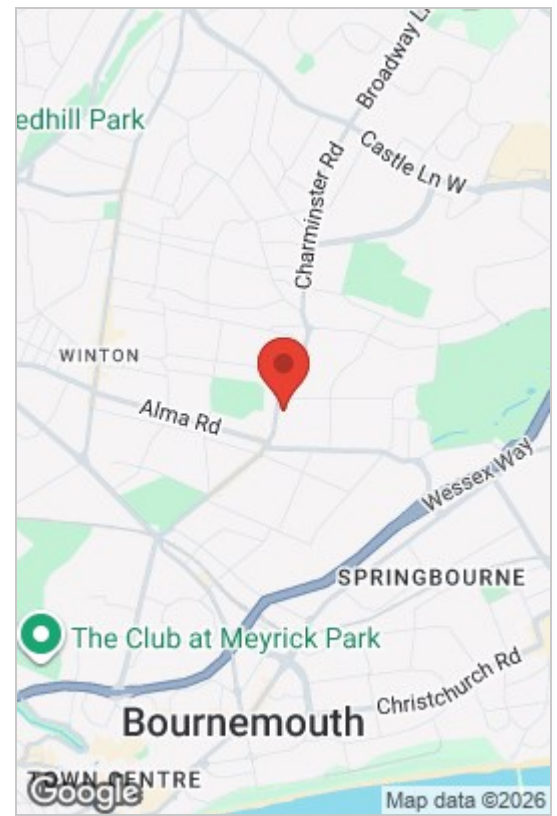
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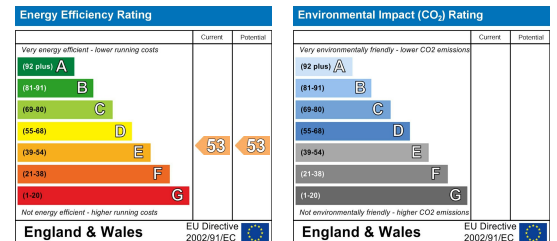
GROSS INTERNAL AREA
 EXCLUDED AREAS: BALCONY: 42 sq.ft, 4 m²
 TOTAL: 812 sq.ft, 75 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Ideally located close to Queen's Park golf course, excellent local amenities, and reputable schools.
- Spacious lounge with bay window and shutters, creating a stylish and light-filled living space.
- Master bedroom with fitted wardrobe and en-suite shower room.
- Stylish hallway with herringbone LVT flooring, spotlights throughout, and phone entry system.
- Bright south-facing balcony accessed from the modern kitchen.
- Contemporary kitchen with induction hob, integrated oven, dishwasher, fridge freezer, cooker, and washer dryer.
- Further double bedroom and versatile third single bedroom.
- Allocated off-road parking space, secure bike storage, and access to a well-maintained communal garden.



Perfectly positioned near excellent local amenities, renowned schools, and the tranquil Queen's Park golf course, this beautifully finished apartment offers an ideal opportunity for families and professionals alike. Bright south-facing balcony, stylish lounge with bay window, and a sleek modern kitchen combined with practical features such as allocated parking, bike storage, and access to a well-kept communal garden. Viewing is essential to appreciate this superb offering



Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order or fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures or fittings.