

A ONE OF A KIND, two bedroom, SIXTH FLOOR apartment with Juliette balcony, located in this prestigious, city centre, development close to the RAILWAY STATION and with NO LEASE RESTRICTIONS.

- Exceptional Two Bedroom Apartment
- Sixth Floor with Stunning City Views
- Open Plan Living/Dining
- Top Spec. Kitchen
- Master Bedroom En-suite
- Second Double Bedroom
- Separate Bathroom
- Parking available to purchase
- Holiday Lets Permitted

Price £325,000

Tenure: Leasehold Council Tax Band: D

Lease Length: 250 (Years Remaining:

249)

Service Charge: £3793.47 pa

No Ground Rent





Type 4a

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.0 x 6.35	13'1" x 20'9"
Bedroom 1	3.25 x 4.05	10'7" x 13'3"
Bedroom 2	3.8 x 2.9	12'5" x 9'6"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"

IMPORTANT INFORMATI

Our projects particulars do not represent an effect or contrast, or part of one. The otherwise groups are contrast, and the contrast, such as the contrast, such as the project of the contrast, such as the contrast of the contrast, such as the standard for equipment of the contrast of the contrast of the contrast of the contrast, and should be required, in condition or of a size. Notified or foreign parts \$1.50 or beliefled should be required, and the contrast of the contrast of the contrast of the contrast of the should be required to the contrast of the contrast of the contrast of the contrast of the total should be required to the contrast of the contrast of the contrast of the contrast of the property. The artist's impression and plans are for representation only. The artist property is the contrast of of one does not one on the day measurer plansing one provision. While the property are those provision of the contrast of the con





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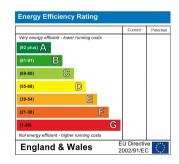














- 1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- 2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- 5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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