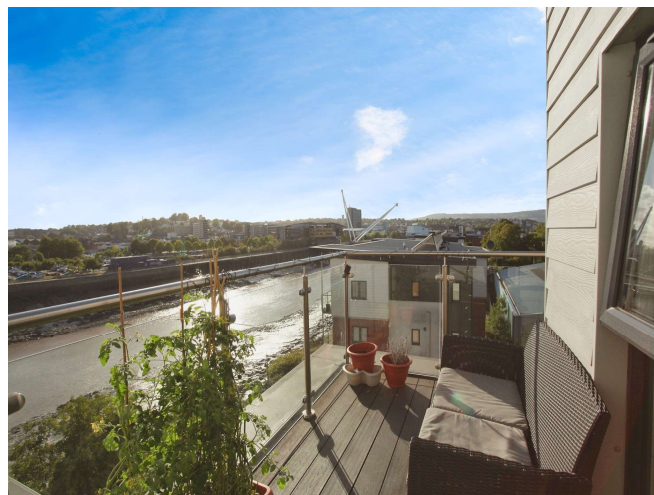




Tramway House offers over £160,000

- Immaculate two-bedroom flat
- Excellent public transport links
- Open-plan reception and kitchen
- Spacious balcony with city views
- Abundant natural light throughout
- Energy efficient EPC rating C
- EPC Rating: C



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About the property

Presenting an immaculate two-bedroom flat for sale in a vibrant urban area, perfectly positioned to take advantage of excellent public transport links, local amenities, and scenic walking routes. This beautifully maintained property offers an exceptional opportunity for both first-time buyers and investors alike.

Step inside to discover an open-plan reception area seamlessly flowing into the stylish kitchen, bathed in natural light. The modern kitchen is thoughtfully designed with a dedicated dining space, providing the ideal setting for both casual meals and entertaining guests.

Both bedrooms are spacious doubles, ensuring ample room for rest and relaxation. With a carefully considered layout, each space feels open and comfortable, perfectly suited for contemporary urban living.

One of the flat's standout features is its spacious balcony, offering an inviting spot to enjoy outdoor dining or simply unwind while taking in views of the surrounding cityscape. Further enhancing the appeal of this property is the convenient residents' parking, a valuable asset in this sought-after location.

Energy efficiency is well catered for with an EPC rating of C, helping to manage utility costs effectively. The property also falls within council tax band C, striking an excellent balance of quality and affordability.

This exceptional flat is ideally located for those seeking comfort, convenience, and outstanding local connections. Early viewing is strongly recommended.



Accommodation

Kitchen/Living Room

19' 4" x 14' 1" (5.89m x 4.29m)

Bedroom 1

11' 8" x 10' 8" (3.56m x 3.25m)

Bedroom 2

9' 8" x 10' 2" (2.95m x 3.10m)

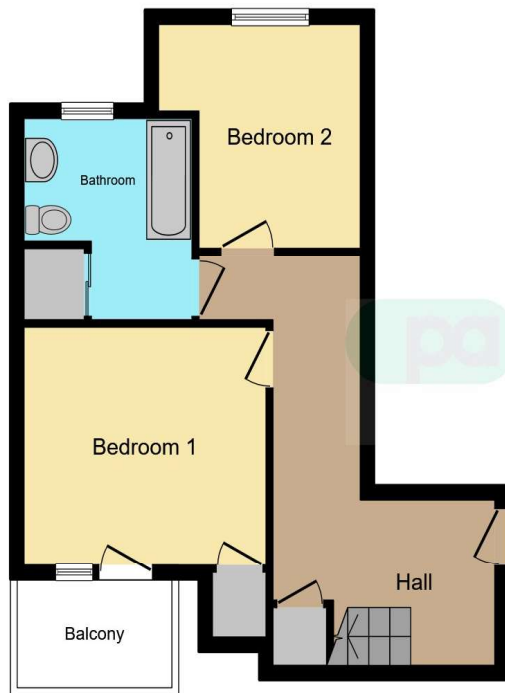
Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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