



First Choice House, London Road

Guide Price £180,000 – £200,000

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- Stylish second floor apartment
- Lift access to all floors
- Allocated underground parking space
- Open plan living and kitchen area
- Two double bedrooms
- En-suite shower room to main bedroom
- Offered with NO ONWARD CHAIN
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

This modern and stylish, two bedroom, second floor apartment offers a superb opportunity for those seeking contemporary living close to main transport links. Access to the property is via a secure entrance, with lift access to all floors for added convenience and secure allocated underground parking.

Upon entering, the hallway welcomes you with a useful double storage cupboard and provides access to all rooms.

The heart of the apartment is the spacious open plan living and kitchen area, measuring an impressive 21ft by 19ft, creating a versatile space ideal for both relaxation and entertaining. The kitchen is thoughtfully positioned off to the side, fitted with a wide range of units and featuring an integrated electric oven, making it both practical and aesthetically pleasing. The living area offers ample space for a variety of living room furniture, with a designated zone for a dining table and chairs adjacent to the kitchen, perfect for hosting family or friends.

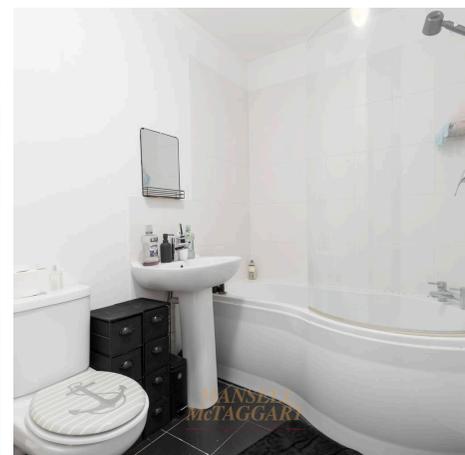




The main bedroom is a generous double room, complete with a built-in storage cupboard for added convenience and an en-suite shower room featuring a corner shower cubicle, wash hand basin and low level WC, all finished to a high standard.

The second bedroom is also a comfortable double, ideal for guests, family, or as a home office if required. Completing the accommodation is the family bathroom, which is fitted with a modern white suite comprising a 'P' shaped bath with glass shower screen and wall mounted shower unit over, a pedestal wash hand basin and a low level WC, ensuring both style and functionality.

The apartment further benefits from an allocated underground parking space providing secure and convenient parking. With its well planned layout, high quality fixtures and fittings, and excellent location close to main transport routes, this apartment is perfectly suited to professionals, couples, or small families looking for a low maintenance home with a touch of luxury. Early viewing is highly recommended to fully appreciate the space, style, and convenience this property has to offer.



Lease Details

Length of Lease – 117 years remaining (2026)

Annual Ground Rent – £250.00

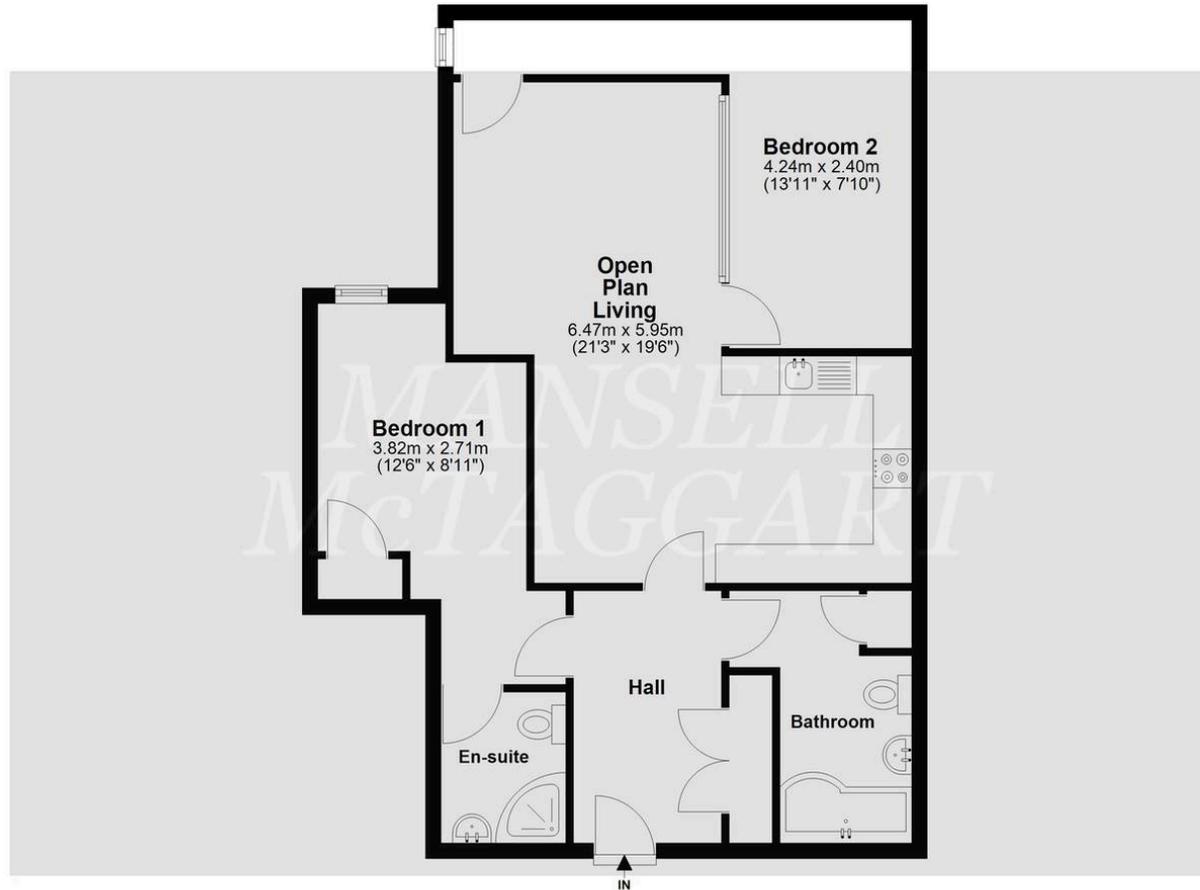
Annual Service Charge – £1,700.00

Service Charge Review Period – April

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.

Second Floor

Approx. 69.2 sq. metres (745.1 sq. feet)



Total area: approx. 69.2 sq. metres (745.1 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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