



 **2**
Bedrooms

 **2**
Bathrooms



Offered to the market with no onward chain. C & R City are delighted to bring to the market this well presented two-bedroom apartment situated in Local Crescent. Local Crescent was developed by the renowned developer Salboy and offers its residence a premium living experience with state-of-the-art amenities including a heated pool & spa, cinema room, rooftop garden, fully functioning gym, courtyard garden bike storage system, a launderette and a 24/7 concierge service. This well presented two-bedroom apartment is situated on the 9th floor and comprises of a spacious open plan lounge/kitchen, balcony providing stunning views of the city, master bedroom with en-suite, second bedroom with jack and jill bathroom which can also be accessed from the lounge.

Offered to the market with no onward chain. C & R City are delighted to bring to the market this well presented two-bedroom apartment situated in Local Crescent. Local Crescent was developed by the renowned developer Salboy and offers its residence a premium living experience with state-of-the-art amenities including a heated pool & spa, cinema room, rooftop garden, fully functioning gym, courtyard garden bike storage system, a launderette and a 24/7 concierge service. This well presented two-bedroom apartment is situated on the 9th floor and comprises of a spacious open plan lounge/kitchen, balcony providing stunning views of the city, master bedroom with en-suite, second bedroom with jack and jill bathroom which can also be accessed from the lounge.

Lease details:

248 years remaining on the lease.

Service Charge is approx £600 per quarter.

Ground rent is £250 per annum.

Open Plan Living Area 7.41m x 4.76m (24.31ft x 15.62ft)

Double Glazed window and door leading to the balcony providing excellent views across the city centre. Storage cupboard. The Kitchen area features contemporary base and wall units with splashbacks and worktop lighting, integral electric oven and hob, integral fridge/freezer and dishwasher.

Master Bedroom 5.21m x 2.87m (17.09ft x 9.42ft)

Carpet flooring, floor to ceiling window providing plenty of natural light, built-in wardrobe, electric heater.

En-Suite 1.70m x 2.10m (5.58ft x 6.89ft)

Walk in shower cubicle, wash basin, WC, wall mirror, shaver point, heated towel rail.

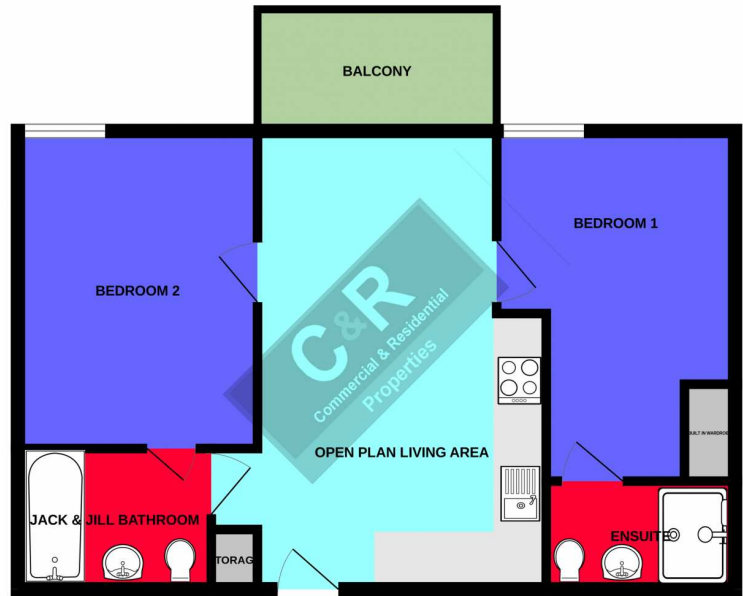
Bedroom Two 4.85m x 2.80m (15.91ft x 9.19ft)

Carpet flooring, floor to ceiling window providing plenty of natural light, built-in wardrobe, electric heater.

Jack & Jill Bathroom 2.04m x 2.16m (6.69ft x 7.09ft)

'Jack and Jill' style bathroom also accessible from the lounge. Bath with overhead shower, wash basin, WC, wall mirror, shaver point, heated towel rail.

GROUND FLOOR
710 sq.ft. (66.0 sq.m.) approx.



C & R PROPERTIES
TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The windows, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales		EU Directive 2002/91/EC

Address: Block B, M5

