

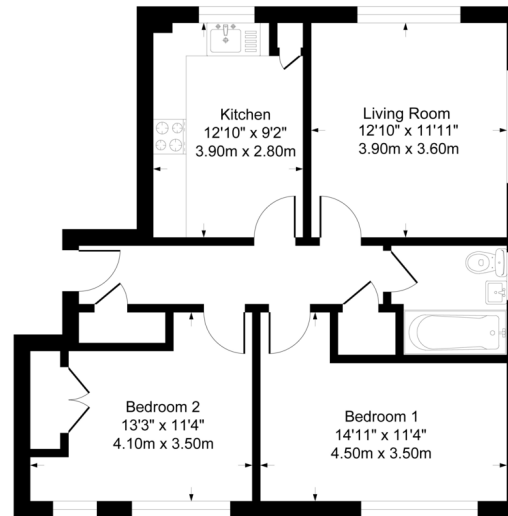




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Shaw & Co present this well-positioned second-floor flat features two bedrooms and is conveniently situated a stone's throw away from the bustling high street and the train station. The flat is in excellent condition and boasts an efficient layout, making it an appealing option for first-time homeowners or investors. With just under 700 sq ft of living space, the property comprises an entrance hallway, a master bedroom with a built-in wardrobe, a second spacious double bedroom, a bathroom with three-piece amenities, a living room illuminated by two large windows, and a kitchen of similar size. This flat presents a fantastic opportunity for those seeking a comfortable residence or a smart investment.

Approximate Gross Internal Area
687 sq ft - 64 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.