





Nestled within a peaceful enclave, this ground floor flat offers the perfect blend of comfort, convenience, and outdoor living. Boasting a prime location and access to a sprawling communal garden, this residence presents a unique opportunity for tranquil urban living.

Residents of this esteemed community enjoy access to a host of amenities, including secure entry, well-maintained grounds, and a sense of community that fosters a welcoming and inclusive atmosphere. The property further benefits from gas central heating, double glazing, residents parking and a private garage. There is also private access directly to Broadie Park.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

#### LOUNGE

17' 8" x 10' 7" (5.38m x 3.23m) As you step into this charming abode, you're welcomed into a spacious lounge bathed in natural light, courtesy of elegant French doors that seamlessly connect indoor and outdoor living. Imagine mornings filled with sunlight streaming in and evenings spent enjoying the gentle breeze while savouring a cup of tea or entertaining guests.



#### KITCHEN

9' 7" x 7' 3" (2.92m x 2.21m) The well-appointed kitchen is a chef's delight, featuring modern appliances and ample storage space.

#### BEDROOM

13' 1" x 7' 9" (3.99m x 2.36m) The tranquil bedroom offers a peaceful retreat, complete with carpeting, ample wardrobe space and a serene ambiance conducive to rest and relaxation.

## BATHROOM

8' x 6' 1" (2.44m x 1.85m) The bathroom provides a soothing sanctuary, boasting contemporary fixtures, a refreshing shower, and a clean, minimalist design.

## GARDENS

Step outside to discover the allure of outdoor living. The French doors lead to a sprawling garden, a verdant oasis where you can escape the hustle and bustle of city life and immerse yourself in nature's beauty. Whether you're enjoying a leisurely stroll, hosting a picnic with neighbours, or simply soaking up the sun, the communal garden offers endless possibilities for relaxation and recreation.

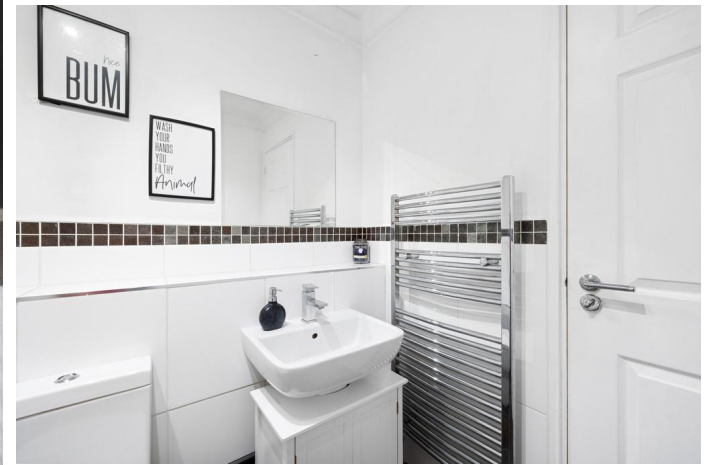
## LOCATION

Conveniently situated within close proximity to shops, cafes, parks, and public transportation, this residence offers easy access to everything you need for modern living. Whether you're commuting to work or exploring the vibrant city, you'll appreciate the convenience and connectivity of this sought-after location.

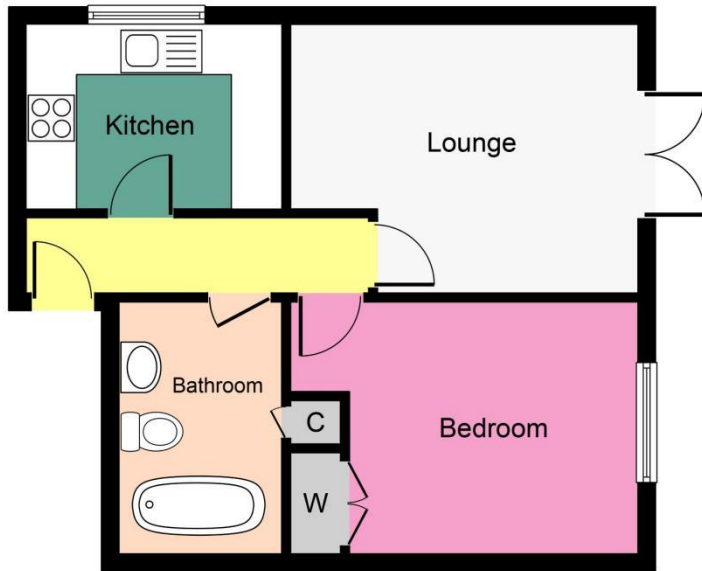
## VIEWINGS

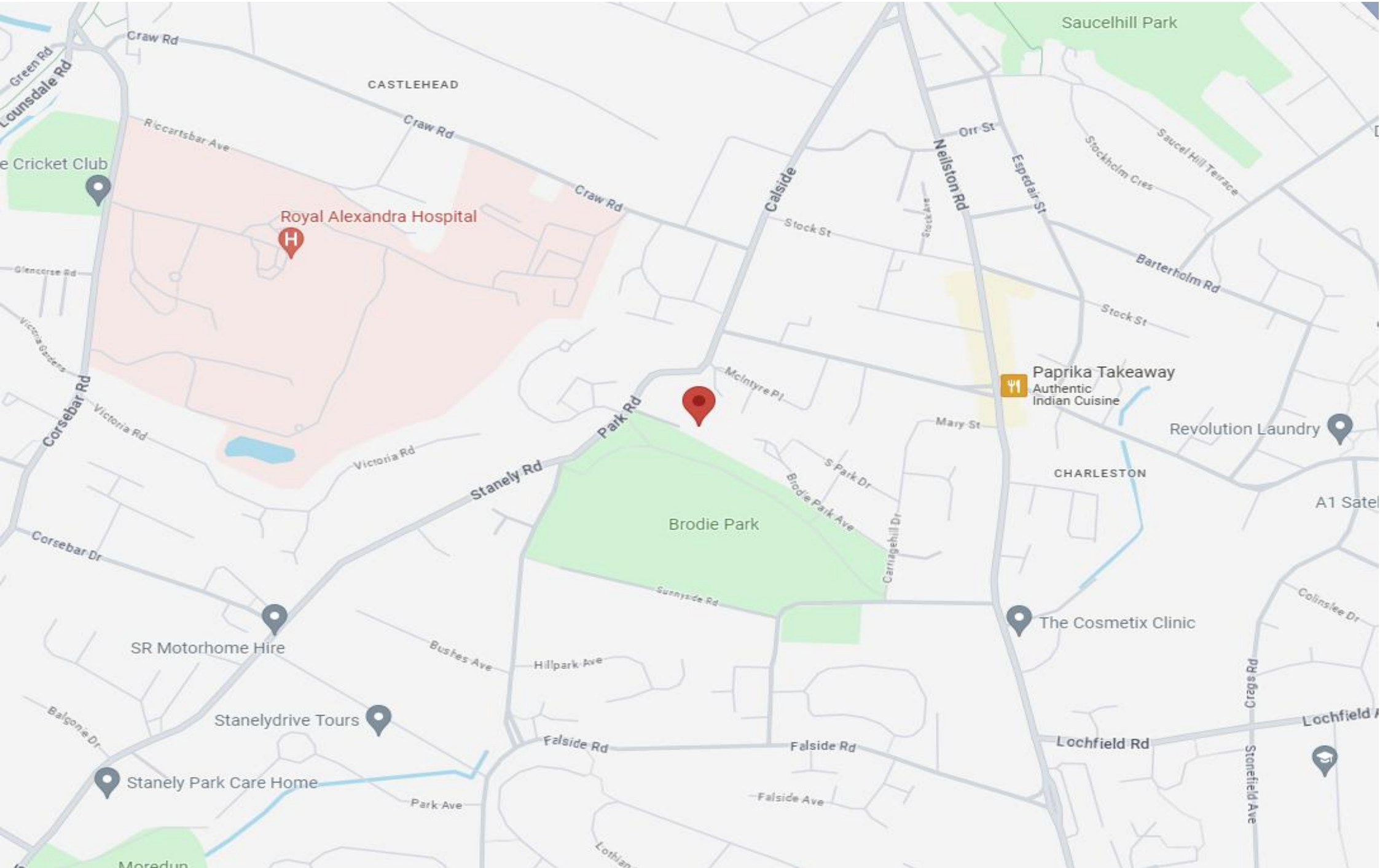
Don't miss this opportunity to experience the epitome of tranquil urban living in this ground floor one-bedroom flat. Schedule your private viewing today and embrace a lifestyle of serenity, convenience, and outdoor enjoyment.











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