





-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  EPC Band B

Council Tax Band:  
B £2,006.35 (2025/26)





One double bedroom apartment in attractive building, near mainline station and City Centre.

### Description

A well presented one double bedroom apartment situated on the first floor of this excellently located building. This charming apartment includes a large living room with open plan fitted kitchen, modern white bathroom suite with shower, spacious double bedroom, underground parking space, underfloor heating and access to a communal roof terrace.

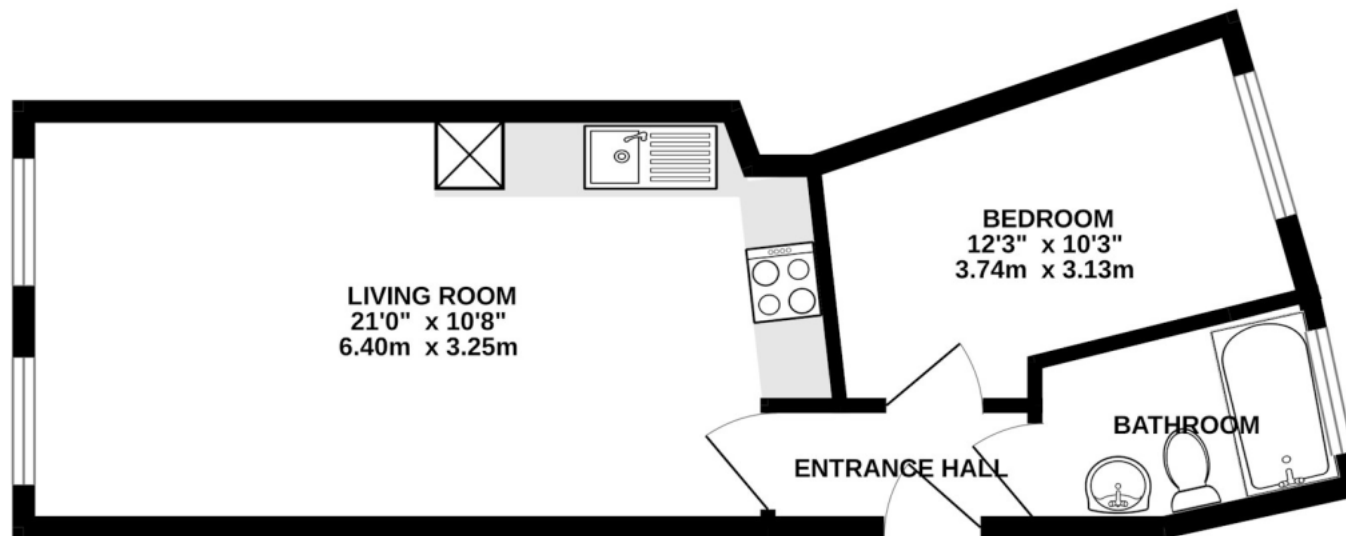
### Location

Approach Road is ideally located, a short walk from the mainline station and City centre, with quick access to the M25, M1, A1, and A414 major road links.









TOTAL FLOOR AREA : 410 sq.ft. (38.1 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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