





-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  EPC Band C

Council Tax Band:  
B £1,755.54 (2025/26)





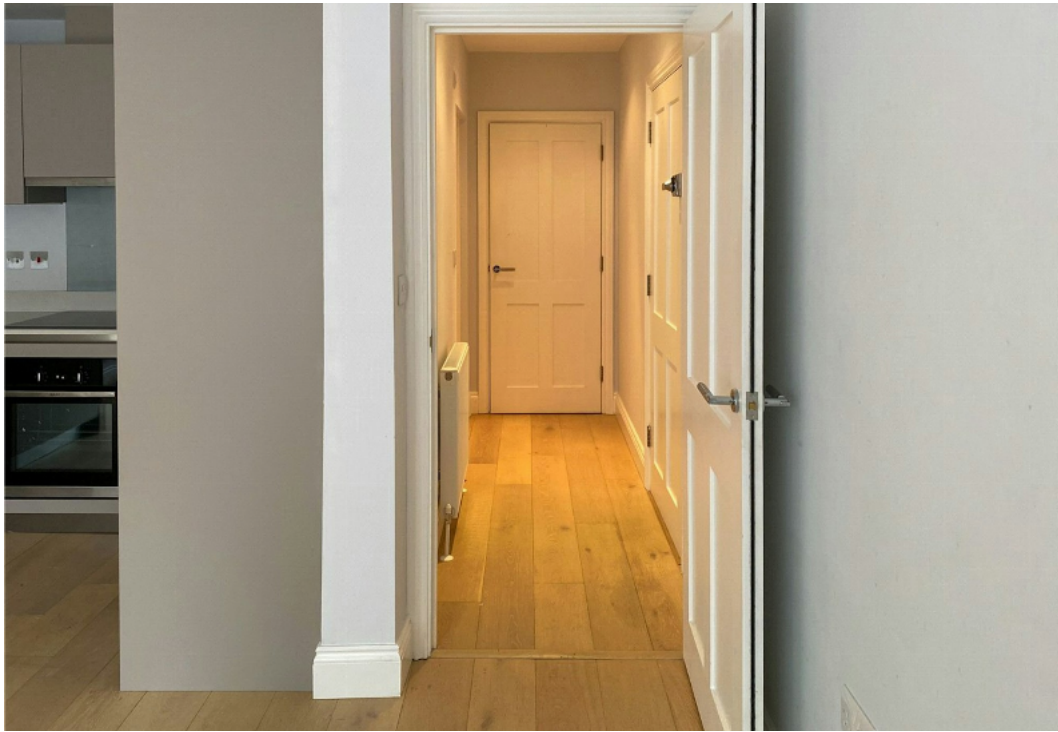
Benefiting from an allocated parking space, this beautifully finished STUDIO apartment is located the heart of the City centre, and is perfect for the discerning commuter being just 0.5 mile from the mainline station.

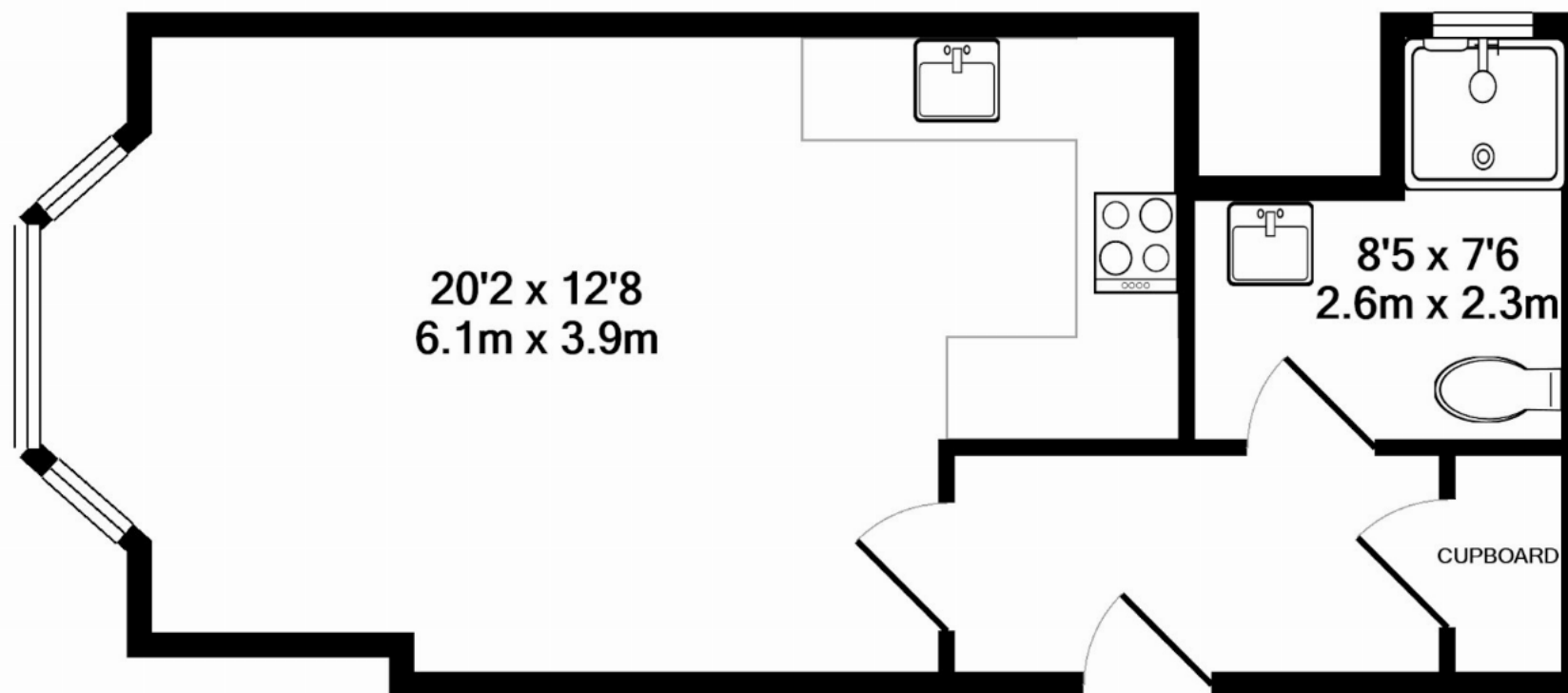
### Description

Chaucer House is a superb conversion finished to exacting standards. The stunning studio apartment, located on the ground floor, is entered via a stylish communal hallway. Inside, the entrance hallway features fitted storage and a wall-mounted video entry system for screening visitors. The flooring throughout is beautiful engineered oak, offering a warm and striking feel. The studio room boasts a large bay window, high ceiling, and a stylish open-plan kitchen finished in high gloss, with quartz work surfaces and built-in appliances including a washer/dryer, integrated fridge/freezer, and dishwasher. The bathroom has a contemporary hotel-style finish, a walk-in shower with raindrop shower head and under sink storage. Council Tax Band: B £1,755.54 for 2025/2026.









TOTAL APPROX. FLOOR AREA 348 SQ.FT. (32.3 SQ.M.)

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

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.