



2 Bedrooms



1 Bathroom



1 Reception



EPC Band C

Council Tax Band:  
D £2,257.13 (2025/26)



A bright and spacious two bedroom apartment situated in this popular tree-lined Avenue, located just a short walk from the City centre and mainline station. It also benefits from off-street parking, a garage and communal gardens.

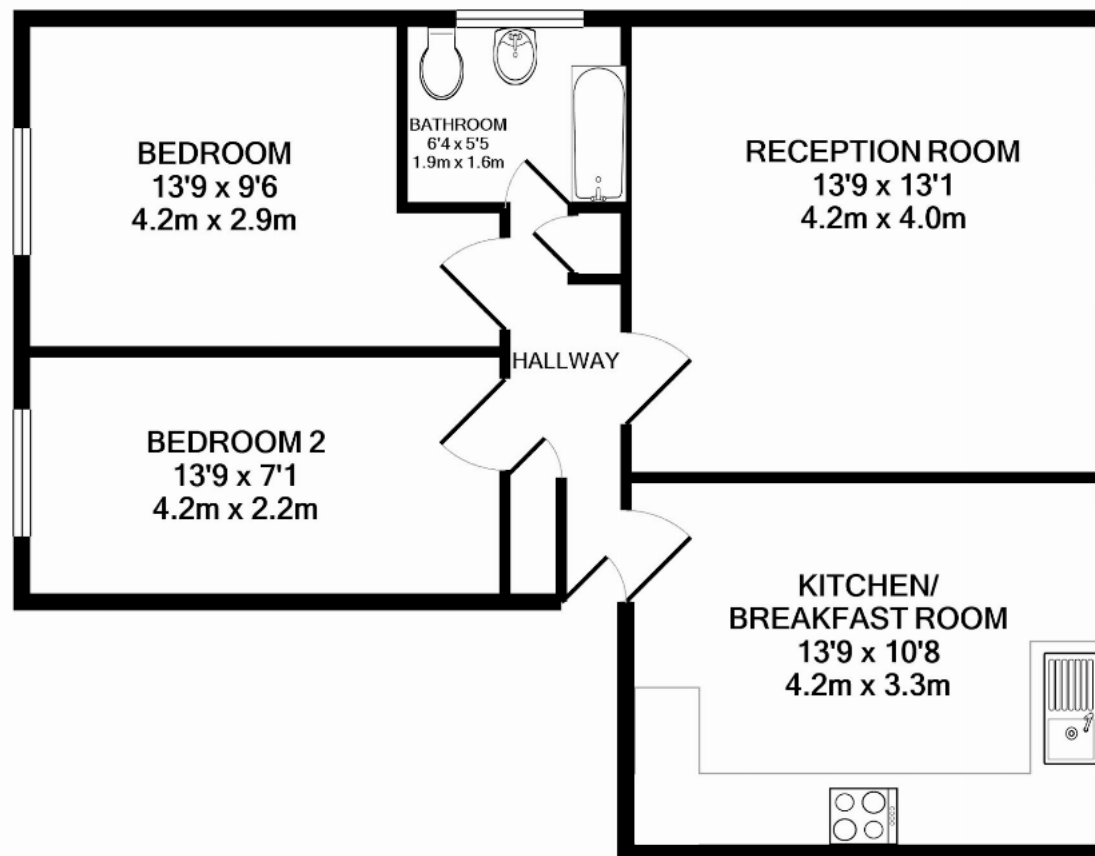
### Description

Situated on the first floor, this two double bedroom apartment boasts a light and airy feel with natural light streaming into the reception room and kitchen from its Southerly-facing aspect, overlooking the extensive communal gardens. The spacious eat-in kitchen/breakfast room offers a wealth of fitted units with complementing work surfaces, ideal for home working. The two double bedrooms to the front are well presented and serviced by a modern family bathroom. Outside, the property features private communal gardens and its own garage. Council tax band D: £2,257.13 for 2025/26. Holding deposit: £403.85. Deposit: £2019.23.









**TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 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

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