



Langton Court Charles offers in the region of £137,000

- No Onwards Chain
- Sold with Sitting Tenant
- City Centre Location
- Master Bedroom with Ensuite
- Open Plan Living Space
- Council Tax Band B
- EPC Rating: D



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About the property

Welcome to this charming flat, now listed for sale and in great condition! This wonderful property boasts an open-plan layout, which has been recently renovated to offer a fresh and modern living space.

The flat comprises two bedrooms, one bathroom, a reception room, and a kitchen. The master bedroom is a real treat, offering an en-suite for that extra bit of comfort and privacy. The second bedroom is also a double, making this property ideal for couples or sharers.

The bathroom is a sight to behold with a free-standing bath and newly refurbished fixtures, creating a serene space to unwind in after a long day.

The kitchen is a modern dream, equipped with the latest appliances, bathed in natural light and even offering a dining space. The open-plan reception room seamlessly blends into the kitchen, creating a fluid living space that is perfect for entertaining guests or enjoying a cosy night in.

Located in an urban area, the property benefits from excellent public transport links, nearby schools, local



Accommodation

Entrance

Living Area

13' 1" x 15' 9" (3.99m x 4.80m)

Bathroom

Bedroom One

12' 11" x 13' 4" (3.94m x 4.06m)

Ensuite

Bedroom Two

8' 5" x 13' 8" (2.57m x 4.17m)

Service Charge

£380 a year.

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Floorplan



Total area: approx. 66.9 sq. metres (719.6 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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