



## The Aspect Queen

£250,000

- Large 3 Bedroom Apartment To The Second Floor
- Walking Distance To The City Centre
- 23 Foot Open Plan Lounge/Dining Area
- Private Balcony To Rear
- No Chain
- 24/7 Concierge
- EPC Rating: C



3 2 1



## About the property

Spacious and modern three bedroom apartment in a fantastic position with private balcony to rear with optimum space throughout with over 23 foot of reception space. Concierge in operation 24/7 upon entrance and serviced lift for access and allocated car parking space to the first floor. Must see!

## Accommodation

### Communal Entrance

The property benefits from a 24 hour concierge security entrance service and Reception, with wide seating area, personalised letter boxes, fob controlled door entry system and serviced lift.

### Entrance Hallway

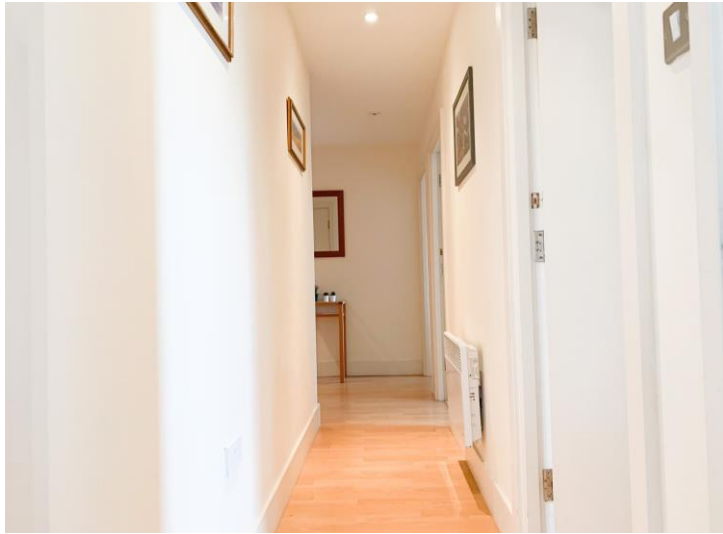
Open aspect via entrance door with airing cupboard and storage cupboard.

### Lounge

23' 3" narrowing to x 16' 1" ( 7.09m narrowing to x 4.90m )

Spacious main reception room with wooden effect laminate flooring throughout. Two UPVC windows to rear and UPVC patio door leading out to balcony from rear aspect.





### **Kitchen**

9' 2" narrowing to x 7' 4" ( 2.79m narrowing to x 2.24m )

Contemporary fitted kitchen with wooden laminate effect flooring. Modern slimline floor and eye level units and complimentary work surfaces, Incorporating a stainless steel sink, electric hob with canopy extractor hood above. Intergrated dishwasher, microwave oven and electric oven. Space for fridge/freezer.

### **Master Bedroom**

14' 1" narrowing to x 9' 7" ( 4.29m narrowing to x 2.92m )

Built in wardrobe and UPVC window to rear and electric heater. Laminate wooden effect flooring throughout.

### **Bathroom**

Three piece white suite with vanity unit and intergrated wash hand basin with chrome mixer tap with complimentary splashack tiling and W.C. Panelled bath and chrome shower unit over head with clear glass shower screen and tiled throughout. Tiled flooring and large mirror.

### **En-Suite Shower Room**

Contemporary three piece suite with ceramic tiling to half wall and tiled flooring. Shower cubicle, pedestal wash hand basin and W.C. Air ventilator, wall heater and mirror.

### **Bedroom 2**

14' 8" narrowing to x 8' 1" ( 4.47m narrowing to x 2.46m )

UPVC window to rear and wooden effect laminate throughout and electric heater.

### **Bedroom 3**

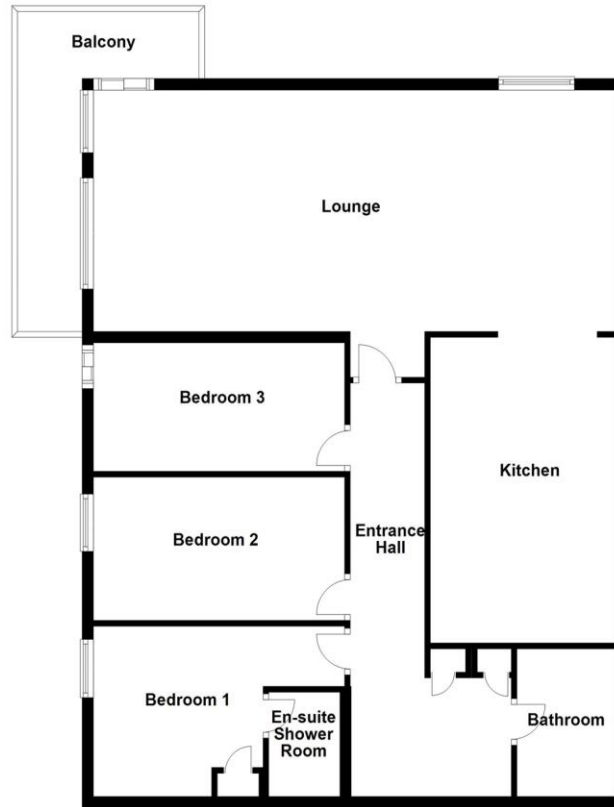
14' 8" narrowing to x 5' 1" ( 4.47m narrowing to x 1.55m )

Built in wardrobe and built in shelving unit to the rear. UPVC patio door to rear with wooden effect laminate flooring and electric heater.

### **Residents Car Parking**

Adjacent to The Aspect is a private residents car park, with an allocated car parking space for Apartment 24 numbered 16. The car park is approached via full height fob operated entry double gates with excellent security and easy access to the first storey.

## Floorplan



Floor Plan

## Important Information

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