



33 Old Brewery Lane

Offers over £190,000

richard james



## Old Brewery Lane

Old Town

Leasehold



Property Description

**\*\*PERFECT FIRST TIME HOME!\*\***

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This immaculate apartment in the sought after area of Old Town! This small development of only 37 apartment's is situated a stone throw from Wood Street. It's the perfect home for a first time buyer or the ideal investment property.

Internally, there is a kitchen-lounge-diner, bathroom and large master bedroom, second bedroom and family bathroom. The property is to a high specification and the perfect home to move straight into, as the current owner is willing to sell the property fully furnished, subject to offer.

It's a minutes' walk to the local bus stop but also around 10 minutes to reach the A419 and M4 by car. There is many restaurants, cafe's, bars, clubs and shops within a short walk of the property,

SC - £1234

There is no ground rent on this property!

Lease length remaining - 995 years.

EPC - C

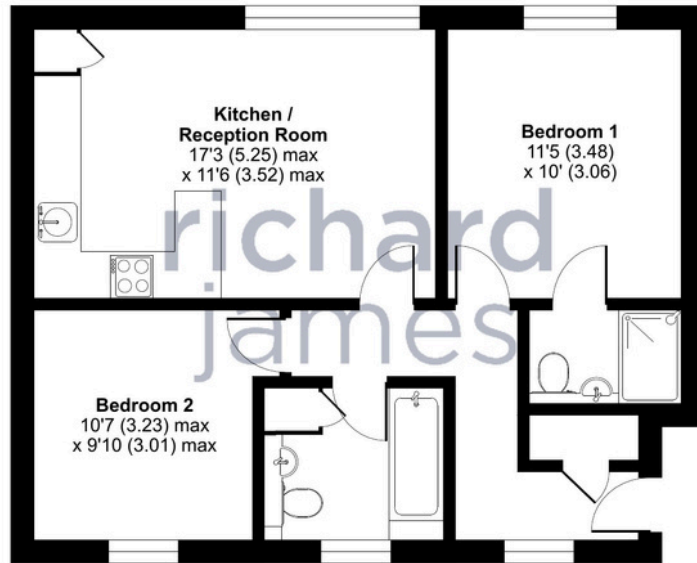
Council Tax - C





## Floorplan

Approximate Area = 593 sq ft / 55 sq m  
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richardjames 2024. Produced for Richard James. REF: 1126226

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1. These sales and particulars do not constitute any part of an offer of contract, and are for the guidance of prospective purchasers only and should not be relied on as statements of fact.
2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.

## Exceptional Service

Our team will guide you through the process of buying or selling your home.

We have a team of dedicated sales progressors in place to ensure your purchase or sale runs smoothly through to completion, keeping you in the loop and a close eye on your chain, while moving you in as swiftly and smoothly as possible.

- Honest valuations in current marketing conditions
- Dedicated sales progression team
- Recommended financial advisors
- 5\* service from valuation to completion
- Award winning lettings service
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## Richard James Apartments & Investments

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