





Vernon House presents an exceptional opportunity to acquire a beautifully converted ground-floor apartment within an attractive period building that has been thoughtfully transformed into a range of quality homes. This particular apartment is especially well suited to an elderly resident seeking convenience and accessibility, a first-time buyer looking for an easy and secure first step onto the property ladder, or a buy-to-let investor in search of a strong, low-maintenance addition to their portfolio.

The apartment has recently undergone a programme of redecoration and benefits from newly fitted carpets throughout, offering a fresh, welcoming interior that allows any purchaser to move straight in with complete ease and confidence. The property is offered for sale with no onward chain, ensuring a smooth and uncomplicated transaction.

Occupants will further appreciate the practical advantages of the building, which enjoys ample off-road parking to the rear—an invaluable feature so close to the centre of town. Its superb location places the property just a short, level stroll from local shops, amenities and public transport links, making this an appealing and highly convenient home for a wide range of buyers.



Hallway

The property opens into a welcoming hallway fitted with a spoke-along electrical consumer unit and an intercom telephone system. A built-in airing cupboard houses the hot water tank and offers useful high-level shelving. From here, internal doors provide access to the main living areas.

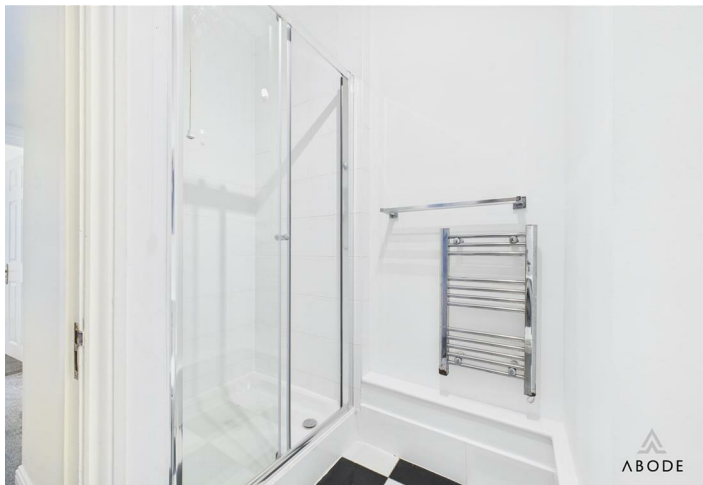
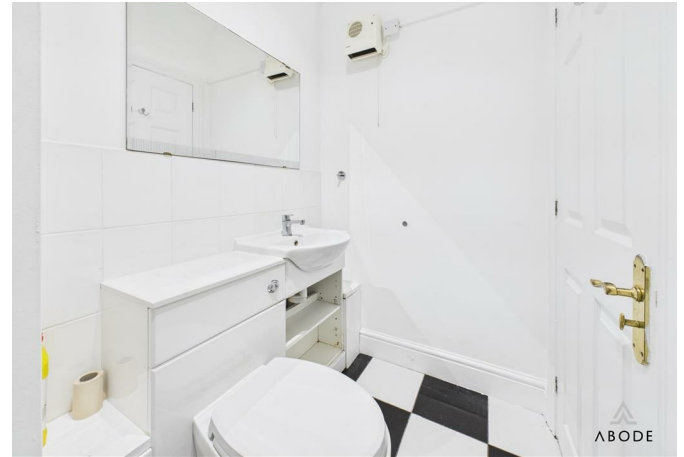
Kitchen

The kitchen benefits from a sash-glazed window to the side and is equipped with a coordinated range of base and eye-level cupboards and drawers. Granite-effect roll-top work surfaces and complementary tiled flooring and wall coverings add style and practicality. Integrated appliances include an electric oven, four-ring electric hob, extractor fan and a stainless-steel sink with drainer and mixer tap. The room also includes an electric storage heater and provides space for freestanding white goods.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Lounge

The lounge enjoys a sash-glazed window to the front elevation, complete with built-in shutter blinds that complement the room's character. The space includes a TV aerial point, fibre-internet connection and an electric storage heater.

Bedroom

The bedroom features two front-facing glazed sash windows, each fitted with built-in shutter blinds. A TV aerial point and an electric storage heater further enhance the comfort and practicality of this well-proportioned room.

Shower Room

The shower room is fitted with a modern three-piece suite consisting of a low-level WC, a wash-hand basin with mixer tap and a generous shower cubicle with electric shower, sliding glass screen and tiled wall coverings. An extractor fan, chrome heated towel radiator and electric wall heater complete this contemporary space.

Leasehold Information

The property benefits from a resident-owned freehold structure, with the freehold held by a management company owned collectively by the flat owners—offering greater control and transparency than a traditional leasehold arrangement. The lease has approximately 86 years remaining, with a token ground rent of just £1 per year and a modest monthly management fee of £67.









Approximate total area⁽¹⁾

45.4 m²

489 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

