



Abbotsford House Trawler Road, Maritime Quarter offers over £140,000

- Two Bedroom First Floor Apartment
- Lounge with Balcony and Waterfront Views
- Council Tax: E / EPC: B
- Vacant - No Onward Chain
- EPC Rating: B




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About the property

Situated within Abbotsford House, this well-presented upper floor apartment offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

The property comprises a bright and comfortable lounge, which benefits from access to a private balcony enjoying attractive views over the waterfront — an ideal space to relax and unwind. A fitted kitchen provides practical living space, while the apartment also offers two well-proportioned bedrooms and a bathroom.

Presented in good condition throughout and ready to

Accommodation

Lounge

15' 4" x 12' 9" (4.67m x 3.89m)

Kitchen

10' 6" x 6' 8" (3.20m x 2.03m)

Bedroom 1

11' 6" x 8' 10" (3.51m x 2.69m)

Bedroom 2

8' 8" x 7' 3" (2.64m x 2.21m)

Bathroom

Balcony

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.