







### Property Description

storage and flexibility. The layout has been thoughtfully designed to maximise space and natural light throughout.

One of the standout features of this property is the private garden, providing an ideal outdoor retreat for dining, gardening, or simply enjoying the warmer months. This valuable outside space is perfect for those seeking the benefits of a garden without the upkeep of a larger property.

The property is offered as freehold, a rare and highly desirable feature for a flat, providing greater control and long-term security of ownership.

Conveniently positioned within easy reach of local schools, shops, cafés, and everyday amenities, the property is also within short distance of the train station, making it an excellent choice for commuters. Regular rail services provide easy access to surrounding towns and city centres.

### Agents Note

The sellers advise that they pay £33.30 per month as a contribution towards upkeep.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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21 High Street  
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EPC Rating: C Council Tax  
Band: A

**view this property online [connells.co.uk/Property/RAL104089](http://connells.co.uk/Property/RAL104089)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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