





# HILLS PROPERTIES

OPENING DOORS FOR YOU

**Europlaza**

Ref: G2836



## AT A GLANCE

Air-conditioning  
Ideal location  
Low floor  
Communal pool  
Viewing recommended  
Covered parking  
Private balconies  
Suitable for Cat 2  
Spacious living areas  
Fitted wardrobes  
Suitable for HEPSS  
Offered furnished  
Brand new flooring

## SPECIFICATIONS

Beds: 2  
Baths: 2  
Terrace area: 11m<sup>2</sup>  
Living Area 80m<sup>2</sup>

## OUTGOINGS

Service charges: £174.17 per month  
Rates: £133.24 per quarter

## DESCRIPTION

Well presented apartment for sale in Europlaza. Ideally situated within walking distance of the city centre and next to Morrison's supermarket, this property is set on a low floor and comprises two bedrooms and two bathrooms (master ensuite). Enjoying 80sqm of internal living area, it features air-conditioning, two private balconies, brand new wood flooring, and fitted wardrobes in both bedrooms. Includes a private covered parking space. Offered furnished. Benefits from access to the communal swimming pool. Suitable for HEPSS and Cat 2. Sold on the open market with no residency restrictions. Leasehold. Viewing is highly recommended. Currently let and tenancy needs to be respected.

**£599,000**

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