





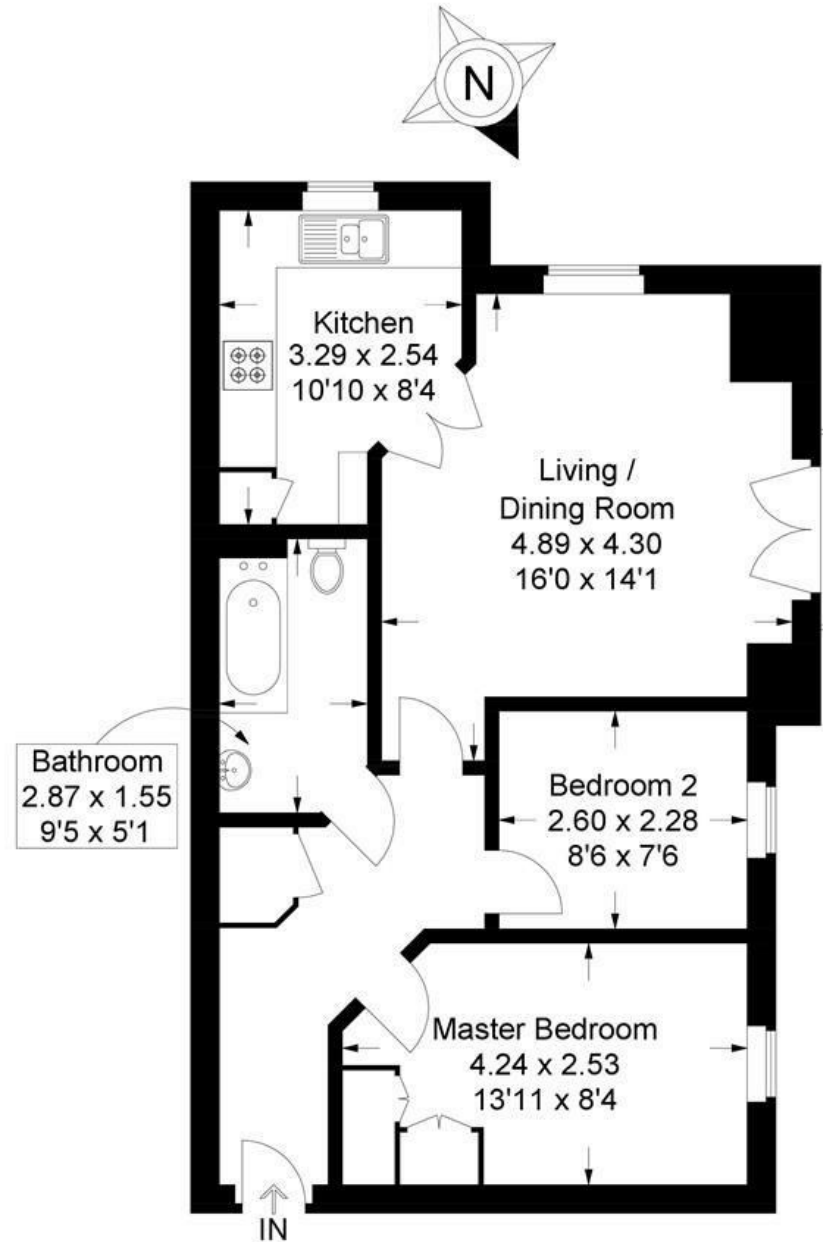
Nestled in the sought-after residential area of Baffins, this well-presented second-floor flat offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize and a **ALLOCATED PARKING SPACE**. With a generous internal area, the property boasts a practical and well-balanced layout, ideal for modern living. The home enjoys a peaceful position with good natural light and a welcoming ambiance throughout.

- SECOND FLOOR FLAT
  - TWO GOOD SIZE BEDROOMS
- SPACIOUS LIVING DINING ROOM
- MODERN FITTED KITCHEN
  - WELL-PRESENTED BATHROOM SUITE
- ALLOCATED PARKING SPACE
- POPULAR BAFFINS LOCATION
- CLOSE TO LOCAL AMENITIES
- NEAR SCHOOLS AND PARKS
- IDEAL FIRST TIME BUY



# East Shore Way, Baffins

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.