

## Apartment 31, Vantage, Calderton Central

A ninth-floor one-bedroom in the city's newest tower, ready to walk into.

£198,500



BEDROOMS

1

BATHROOMS

1

RECEPTIONS

1

TYPE

Apartment

TENURE

Leasehold

EPC

B

### About this property

Vantage went up in 2023 and remains the building first-time buyers in Calderton Central measure everything else against. Apartment 31 sits on the ninth floor with a west-facing winter garden - a glazed-in balcony usable all year - and an open outlook over the rooftops towards the Wharf District.

Inside, the finish is exactly what you would expect from new stock at this level: wide-plank laminate in pale grey, a kitchen in matt stone with integrated appliances and a peninsula breakfast bar, a bedroom with a full wall of fitted wardrobes and a bathroom in large-format porcelain with brushed steel fittings. Heating and hot water come from the building's communal system, controlled from an app.

The building has a concierge and parcel room, a residents' lounge on the first floor and a secure cycle hub. Calderton Central station is a six-minute walk and the theatre quarter slightly less. The lease has approximately 247 years remaining, with a service charge of approximately £1,850 per annum including the winter garden glazing maintenance.

### Key facts

- Council tax band B
- EPC rating B
- West-facing winter garden
- Concierge and parcel room
- Approximately 540 sq ft
- Leasehold, approximately 247 years remaining

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