







A one bedroom ground floor apartment on the southern side of the City centre within this select development of just twelve properties with parking and the benefit of its own garage. The development which is laid out in a courtyard style also offers a pleasant communal garden to the rear. In our opinion this property would make an ideal first time purchase or investment opportunity with a monthly rental income of £1200.

#### Entrance

Part glazed front door leading to:-

#### Living Room

Double glazed window to front. Radiator. Wood effect flooring. Storage cupboard.

#### Inner Hallway

Airing cupboard housing a newly installed combination boiler. Wood effect flooring. Doors to:-

#### Kitchen

A modern range of wall and base mounted units with roll top work surface. Inset stainless steel sink unit with mixer tap and tiled splash backs. Space for cooker and fridge/freezer. Plumbing and space for washing machine. Double glazed window to rear. Radiator. Wood effect flooring.

#### Bedroom

Double glazed window to rear. Radiator. Carpet flooring.

#### Bedroom

A white bathroom suite comprising: Panelled bath with Thermostatic shower over. Vanity wash hand basin. WC. Fully tiled. Extractor fan. Heated towel rail.

#### Garage

A full size garage with metal up and over door.

#### Communal Garden

Well maintained area to the front of the properties with a communal lawned garden area to rear.

#### Lease

125 years from 1 January 1984. 83 years remaining.

#### Maintenance

£1,420 per annum.

#### Ground Rent

£75 per annum.

