







**Offers in Excess of  
£135,000**

Set within walking distance of the popular Old Town and within easy reach of all amenities, this wonderful two bedroom retirement apartment comprises lounge with bay window, fitted kitchen and renovated shower room, recently updated electric radiators & new blinds throughout. The apartment is situated in a secure, Wardened development complete with a lift, communal lounge, guest room and car park. Offered to the market with NO ONWARD CHAIN.

# Property Description

## COMMUNAL ENTRANCE

Secure intercom entry, stairs rising to first floor, lift.

## ENTRANCE

Door to:

## ENTRANCE HALL

Intercom for entry, storage cupboard housing hot water cylinder, electric radiator, doors to all rooms. Emergency pull cord.

## BATHROOM

Low level WC, wash hand basin in vanity unit, shower unit, tiled walls, inset mirror and light, heated towel rail. Emergency pull cord.

## LOUNGE

Double glazed bay window to rear aspect. Electric radiator, feature electric fireplace, personal alarm cord, open to kitchen.

## KITCHEN

Double glazed window to side aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, stainless steel sink with drainer, integrated oven and hob with extractor fan over, space for fridge freezer and washing machine.

## BEDROOM ONE

Double glazed window to rear aspect. Electric radiator, a range of built-in wardrobes and dresser, Emergency pull cord.

## BEDROOM TWO

Double glazed window to side aspect. Electric radiator, emergency pull cord

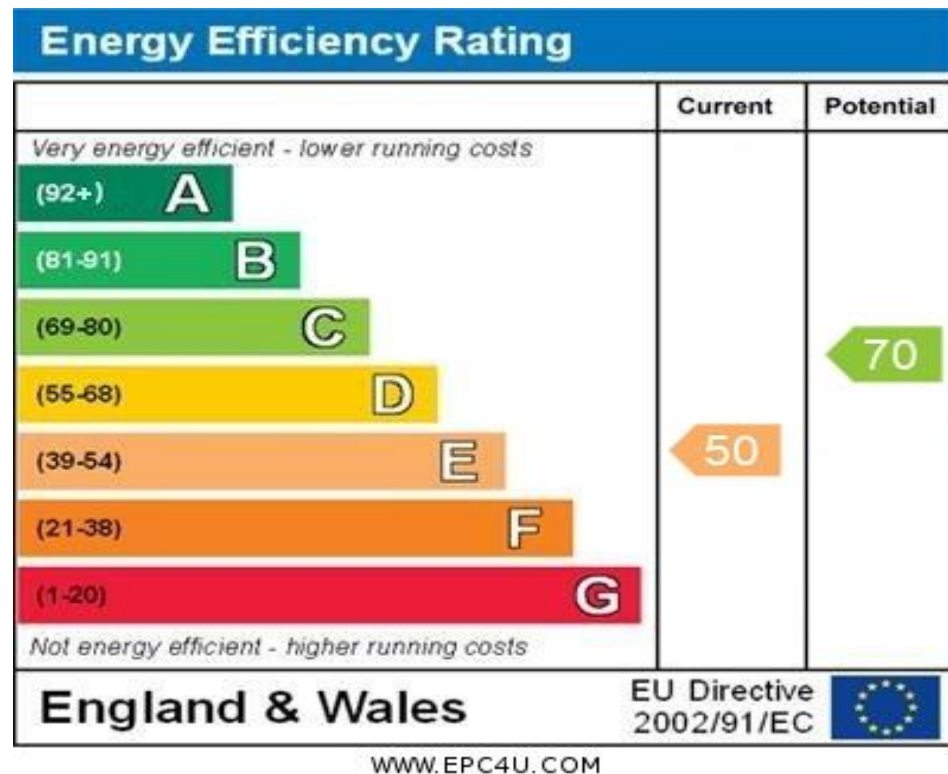
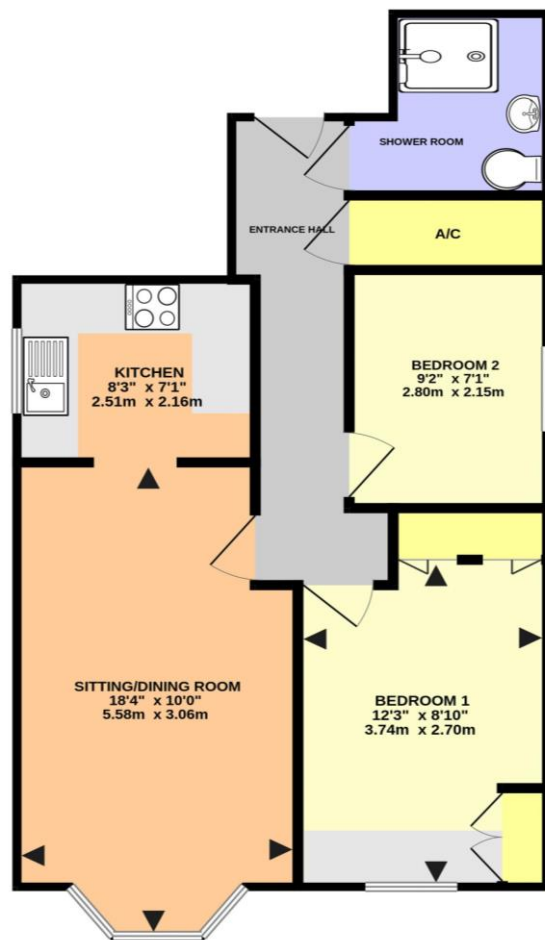
## OUTSIDE

## PARKING

Communal car park to the rear.

## COMMUNAL AREA

Communal lounge with conservatory, kitchen, and guest bedroom, all located in separate block to rear.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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