







**£175,000**

This wonderfully presented first floor one bedroom apartment, situated in a quiet cul de sac has been renovated throughout, comprising newly fitted kitchen, lounge/dining room, double bedroom with built in wardrobes and a modern shower room. With a recently extended lease and no ground rent, this property would make an excellent investment for both first time buyers and investors alike. NO ONWARD CHAIN.

# Property Description

## ENTRANCE

Communal door with intercom system, stairs rising to first floor. Door to:

## ENTRANCE HALL

Doors to all rooms, wood effect flooring, intercom.

## LOUNGE

Double glazed window to rear aspect. Wood effect flooring, electric radiator, door to kitchen.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated oven and hob, space for fridge freezer and washing machine, sink with drainer and mixer tap, two further storage cupboards.

## BEDROOM ONE

Double glazed window to front aspect. Two built-in wardrobes, wood effect flooring.

## BATHROOM

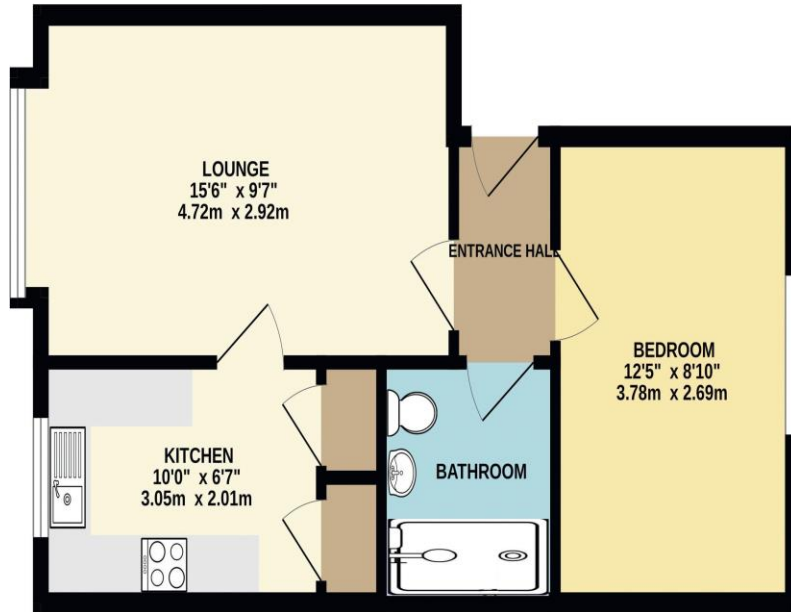
Low level WC, wash hand basin, walk-in shower unit, tiled floor and walls.

## OUTSIDE

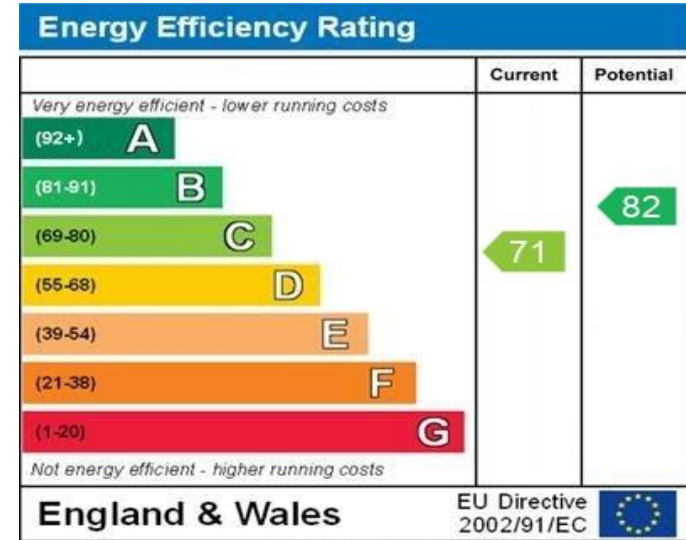
## COMMUNAL GARDENS

Laid to lawn.

GROUND FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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