

First Floor



VIEWING IS RECOMMENDED. Situated within a central location, this **FIRST FLOOR APARTMENT** offers good sized accommodation. Comprising; communal hallway, entrance hall, living room, dining area, fitted kitchen, **TWO/THREE BEDROOMS** and fitted bathroom. Externally there is a residents parking space. Currently tenanted at **£575 per calendar month.**

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COMMUNAL HALLWAY

With stairs accessing the upper floors.

APARTMENT HALLWAY

Entrance door, radiator, cloaks hanging space, built in storage cupboard.

LIVING ROOM

12'11 x 9'6 (3.94m x 2.90m)

Double glazed window, radiator, opening onto;



BEDROOM ONE

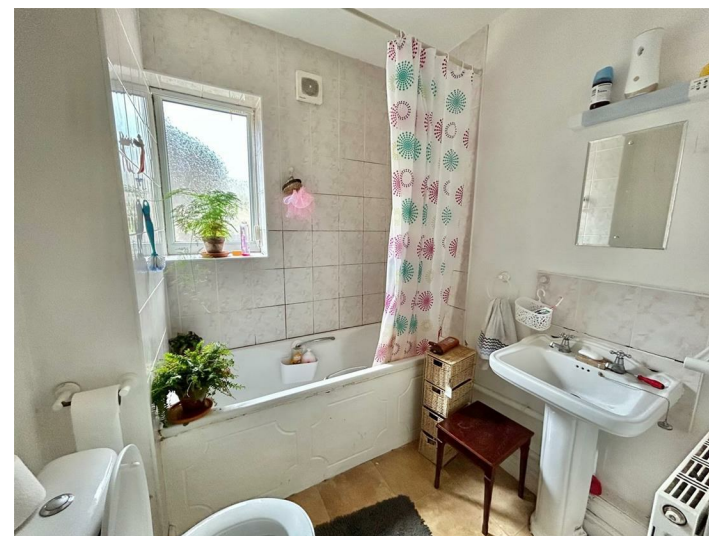
11'7 x 8'3 plus door recess (3.53m x 2.51m plus door recess)

Two double glazed windows, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, frosted double glazed window, airing cupboard with storage space, radiator.



DINING AREA

9'1 x 6'7 (2.77m x 2.01m)

Double glazed window, radiator, opening onto;

BEDROOM TWO

11'3 x 6'9 maximum (3.43m x 2.06m maximum)

Double glazed window, radiator.



EXTERNALLY

The apartment offers the benefit of a residents parking space.

FITTED KITCHEN

8'9 x 5'5 (2.67m x 1.65m)

Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, fitted oven with four ring gas hob and extractor above, space for fridge, single drainer sink unit with mixer taps, space for washing machine, double glazed window, wall mounted central heating boiler.

BEDROOM THREE/OFFICE

7'5 x 6'9 (2.26m x 2.06m)

Double glazed window, radiator.