



**NO ONWARD CHAIN** - Located in a highly sought after residential area, this one bedroom second-floor flat is conveniently positioned within close proximity to the town centre and its array of amenities, including the Opera House, Pavilion Gardens, and shopping centre. Although the flat is in need of modernisation, it offers excellent potential. The accommodation comprises a private entrance hall, generously sized living room, kitchen, double bedroom, and shower room. Outside, residents can enjoy communal gardens and a designated off-road parking space.

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MISREPRESENTATION ACT 1967.

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### COMMUNAL ENTRANCE HALLWAY

Stairs leading to the first floor and access to the apartment.

### ENTRANCE HALL

Timber framed double-glazed window.



### LIVING ROOM

17'10 x 12'9 (5.44m x 3.89m)  
UPVC double glazed window and a gas fire.



### KITCHEN

6'6 x 9'4 (1.98m x 2.84m)  
Timber framed double glazed window, fitted walls and base units, space for a cooker, stainless steel sink and drainer with a mixer tap, and wood effect flooring.



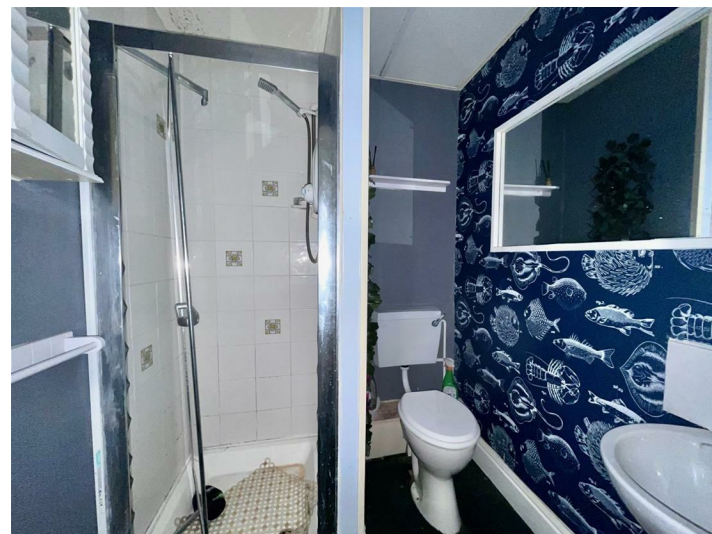
### BEDROOM

12'1 x 9'2 (3.68m x 2.79m)  
Timber framed double glazed window.



### SHOWER ROOM

5'4 x 5'2 (1.63m x 1.57m)  
Shower cubicle with wall mounted fixture, WC, pedestal wash basin, and partially tiled walls.



### EXTERIOR

The property grants access to a communal garden area. Additionally, it includes an assigned parking space for one car.



### NOTES

The property is believed to be leasehold, subject to solicitor verification.

Lease Information: We are advised that the lease 125 years from October 2018  
Council Tax Band: A  
EPC Rating: F