

NO VENDOR CHAIN - A well presented TWO BEDROOM TOP FLOOR Apartment in a popular residential area, conveniently close to the town centre and its array of amenities & transport. Comprising a spacious living room with open views including Solomon's Temple, fitted kitchen, two double bedrooms, and a modern bathroom. Externally there are pleasant well maintained communal gardens.

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MISREPRESENTATION ACT 1967.

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COMMUNAL ENTRANCE

External door, communal storage cupboard, and stairs to the apartment.

ENTRANCE HALL

Entrance door and stairs to the third floor.

LANDING

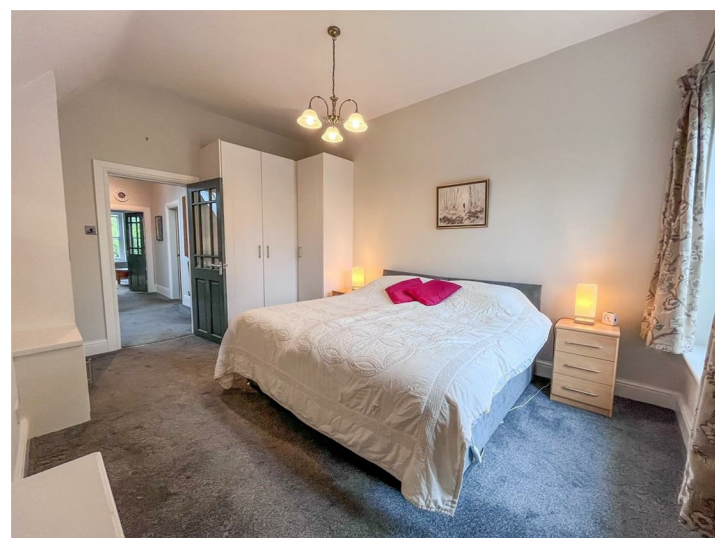
Double glazed Velux window, eaves storage space, radiator, and access to the boarded out loft space.



BEDROOM ONE

15'0 x 11'8 (4.57m x 3.56m)

Two double glazed sash windows, fitted wardrobes, and a radiator.



LIVING ROOM

13'5 x 19'10 (4.09m x 6.05m)

Three double glazed sash windows, gas fire, and two radiators.



KITCHEN

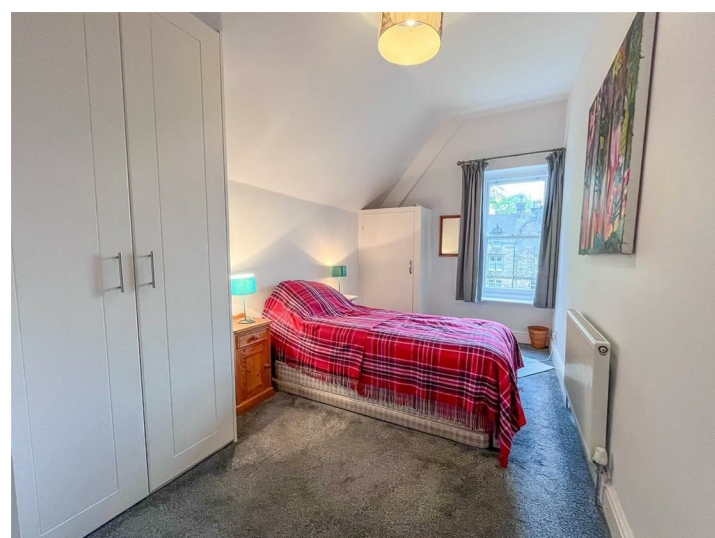
6'10 x 11'10 (2.08m x 3.61m)

Sash window, a range of fitted wall and base units, space for an oven, stainless steel sink and drainer with a mixer tap over, integral fridge freezer, washing machine, radiator, and tile-effect flooring.

BEDROOM TWO

15 x 8'01 (4.57m x 2.46m)

Double glazed sash window, fitted wardrobes, built in cupboard housing the Vaillant gas boiler, and a radiator.



BATHROOM

5'7 x 11'10 (1.70m x 3.61m)

Double glazed Velux window, enclosed corner shower cubicle with a wall mounted shower fitment, freestanding roll top bath with a mixer tap over, washbasin with a mixer tap over, WC with a push flush, radiator, and wood effect flooring.



EXTERIOR

The property is situated within communal gardens featuring pathways, lawns, and mature plants and shrubs.



NOTES

Tenure: Leasehold (subject to solicitor verification)

Lease Length: 999 years from 1986

Council Tax Band: B

EPC Rating: D

