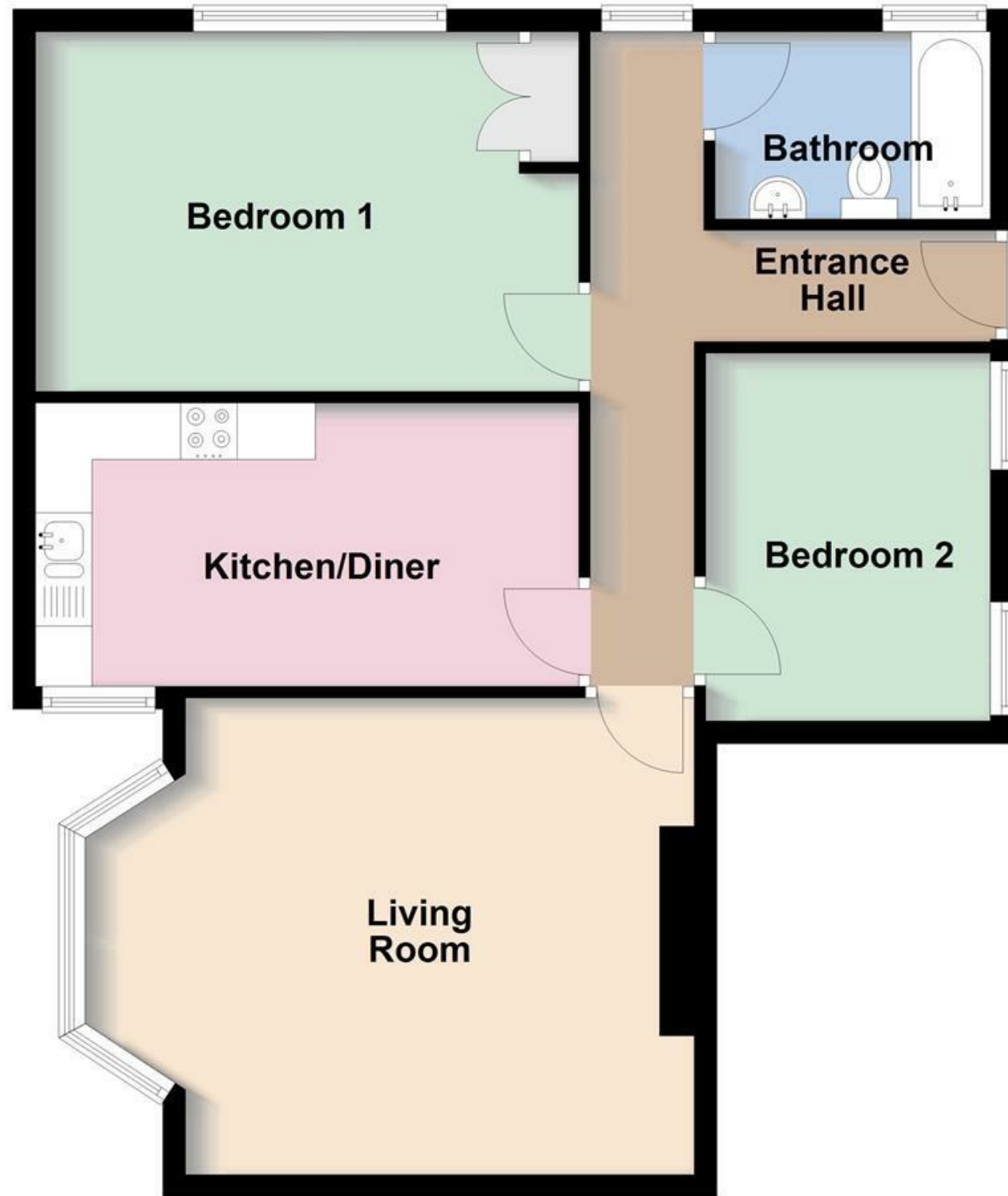




Ground Floor



MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



Featuring its own PRIVATE ENTRANCE HALL, this spacious TWO-BEDROOM GROUND-FLOOR APARTMENT has been refurbished by the current owner and comprises a PRIVATE ENTRANCE HALL, bay-fronted living room, newly fitted dining kitchen, two bedrooms, and a fitted bathroom. Externally, the property offers communal gardens with mature plantings and OFF-ROAD PARKING spaces. Located close to the town centre, the property boasts easy access to shops, amenities, and transport links.

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PRIVATE ENTRANCE HALL

Timber entrance door, sash window, and radiator.

LIVING ROOM

13'10 x 17'7 (into bay) (4.22m x 5.36m (into bay))
Bay window with secondary glazing and radiator.



KITCHEN

7'11 x 16'8 (2.41m x 5.08m)
Sash window, fitted base and wall units, four-ring electric hob, integrated oven, stainless steel 1.5 bowl sink with mixer tap, plumbing for a washing machine, radiator, and tiled flooring.



BEDROOM ONE

10'5 x 15'9 (3.18m x 4.80m)
Sash window with secondary glazing, built-in cupboard, and radiator.



BEDROOM TWO

10'8 x 8'3 (3.25m x 2.51m)
Two sash windows with secondary glazing and radiator.



BATHROOM

5'5 x 8 (1.65m x 2.44m)
Sash window, bath with wall-mounted shower fitting, WC, pedestal wash basin, radiator, part-tiled walls, and tile-effect flooring.



EXTERIOR

The building offers communal gardens with mature plantings and off road parking spaces.



NOTES

Tenure: Leasehold
Lease length: 999 years from 2007
Council Tax Band: B
EPC Rating: C

