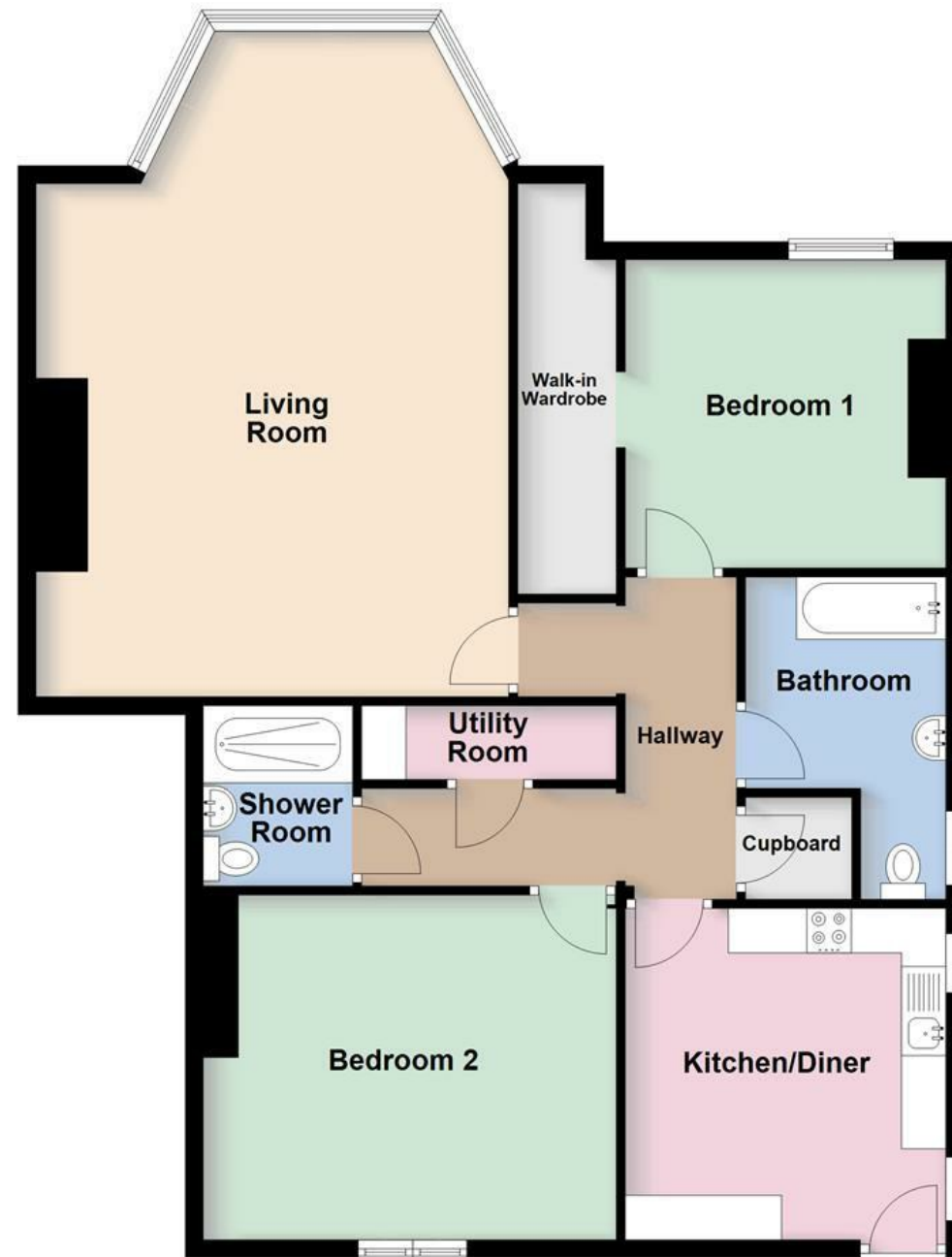


Ground Floor



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



Located a short distance from the Pavilion Gardens, this two-bedroom ground floor apartment has its own private entrance and includes a contemporary dining kitchen, large bay-fronted living room, two double bedrooms, a modern shower room, and a separate bathroom. Externally, the property benefits from allocated parking and has step-free access from the car park.

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MISREPRESENTATION ACT 1967.

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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.
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KITCHEN

12'3 x 11'10 (3.73m x 3.61m)
Timber entrance door, two windows, fitted Shaker-style base and wall units, four-ring gas hob with extractor fan over, integral oven and grill, stainless steel 1.5 bowl sink and drainer with mixer tap over, integral fridge freezer, integral dishwasher, radiator, and wood-effect flooring.



HALLWAY

Built-in cupboard.

LIVING ROOM

24'6 x 17'5 (max) (7.47m x 5.31m (max))
uPVC double glazed windows, two radiators, and a feature faux fireplace.



UTILITY ROOM

2'9 x 9'2 (0.84m x 2.79m)
Plumbing for a washing machine and tile effect flooring.

BEDROOM ONE

11'4 x 11'11 (3.45m x 3.63m)
uPVC double glazed window, radiator, and a walk in wardrobe.



BEDROOM TWO

12'7 x 15'3 (3.84m x 4.65m)
Two sash windows and two radiators.



BATHROOM

11'4 x 7'8 (3.45m x 2.34m)
uPVC double glazed windows, bath with wall-mounted shower fitment over, WC with push flush, pedestal wash basin with mixer tap over, ladder-style radiator, and tiled walls and flooring.



SHOWER ROOM

6'8 x 5'6 (2.03m x 1.68m)
Enclosed shower cubicle with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



EXTERIOR

Off-road parking for one vehicle plus one visitor parking space.



NOTES

Tenure: Share of Freehold
Council Tax Band: C
EPC Rating: C