





Property Description

IDEAL FOR FIRST TIME BUYERS & INVESTORS Viewing is highly recommended on this well maintained GROUND FLOOR apartment with canal side views. Inside comprises of communal entrance with intercom system, entrance hall, lounge diner, kitchen, double bedroom & shower room.

Shower cubicle, wash hand basin, low level WC.

Outside

Canal side views, allocated parking space

Communal Entrance

Entrance doors to front & rear of building, intercom system.

Entrance Hall

Entrance door, doors off to;

Loung Diner

15' 2" max x 10' 9" (4.62m max x 3.28m)
Double glazed window, panel heater.

Kitchen

7' 2" x 6' 3" (2.18m x 1.91m)
A range of wall & base units to include work surfaces over, electric point, sink drainer, double glazed window.

Bedroom

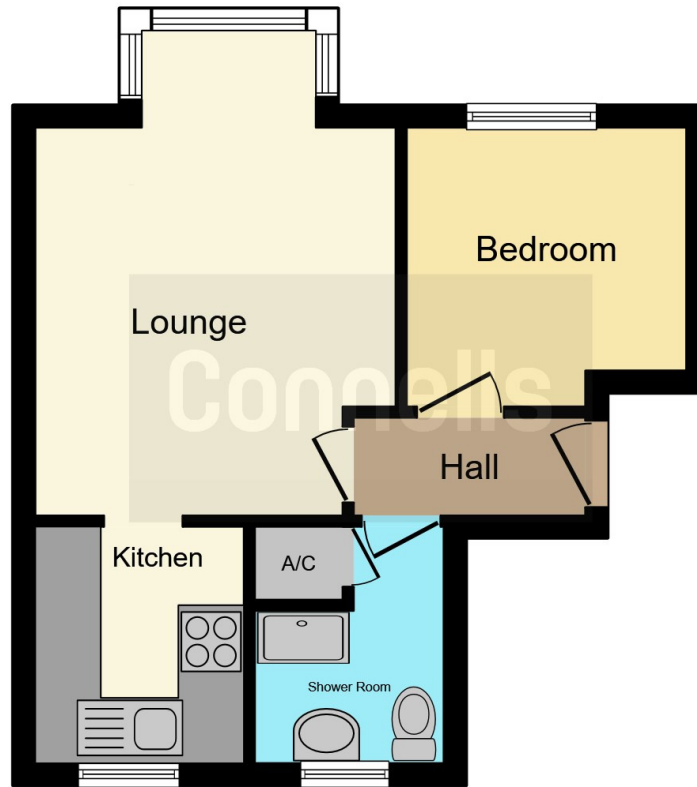
8' 4" max x 8' 4" (2.54m max x 2.54m)
Double glazed window, panel heater.

Shower Room









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/OLD311096](https://www.connells.co.uk/Property/OLD311096)

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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