





Property Description

This superb ground floor apartment features: Private Entry Intercom, ensuring security and peace of mind.

One Double Bedroom: comfortable and well-proportioned bedroom. Spacious Lounge with Open Plan Living: A bright and airy living space seamlessly integrated with a fully fitted kitchen. Fully Fitted Kitchen: Equipped with modern appliances and ample storage. Very Good-Sized Bathroom Suite: A well-appointed and comfortable bathroom.

Gas Radiator Central Heating & Double Glazing: Ensuring warmth and energy efficiency throughout. Allocated Parking: Includes one allocated parking space and visitor permit.

The property is available with vacant possession and no upward chain, making it an ideal purchase for first-time buyers or investors alike.

Entrance Hall

Enter via wooden door to the front aspect. Fuse board. Wall mounted radiator.

Lounge / Kitchen / Diner

10' 6" x 19' 6" (3.20m x 5.94m)

Wall and base units Worksurface. Sink and drainer unit. Gas hob with hood over. Space for white goods and tall fridge-freezer. Wall mounted radiator. Double glazed window to the rear aspect.

Bedroom One

13' 7" x 10' 3" (4.14m x 3.12m)

Double glazed window tot he rear aspect. Wall mounted radiator. Combi boiler.

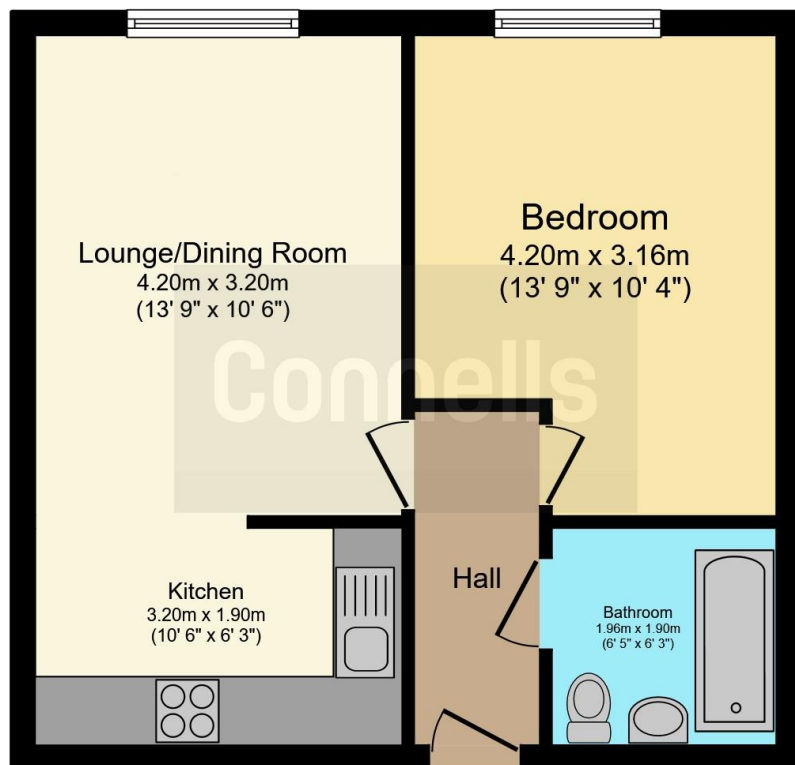
Bathroom

Bath with shower over, wash hand basin and low level WC. Wall mounted radiator.

Parking

One allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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