

Key Features

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Ask Agent Years remaining as of Ask

Ask Agent Ground Rent pcm

Review due: Ask Agent

EAsk Agent Service Charge pcm

Review due: Ask Agent

- Separate Access
- Refurbished Apartment
- Double Bedroom
- Kitchen
- Shower Room

A refurbished one bedroom apartment with separate access and stairs rising to the accommodation with double bedroom, kitchen and shower room. A lease to be granted if separate sale agreed. Viewing advised.







Entered via separate front door. Stairs rising to:

Landing Window to side aspect. Storage.

Living Room 17' 8 x 16' 3 max narrowing to 8'4 (5.39m x 4.95m narrowing to 2.54m)
Four windows to front aspect. Two wall mounted radiators.

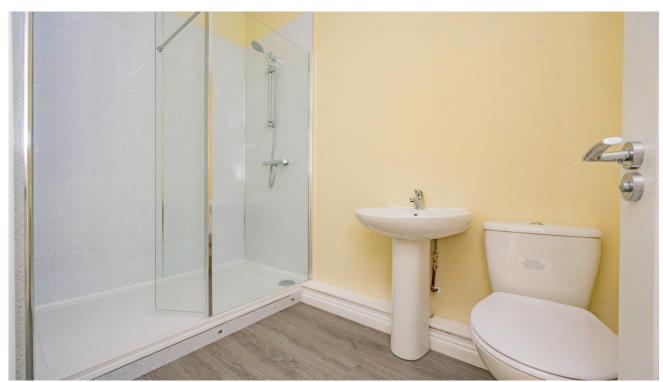
Kitchen 9' 4 plus recess x 7' plus units (2.85m x 2.13m)

Window to rear aspect. A range of units to base and wall with contrasting work surfaces. Electric oven and ceramic style hob with chimney cooker hood over. Integrated fridge/freezer. Single drainer sink unit.

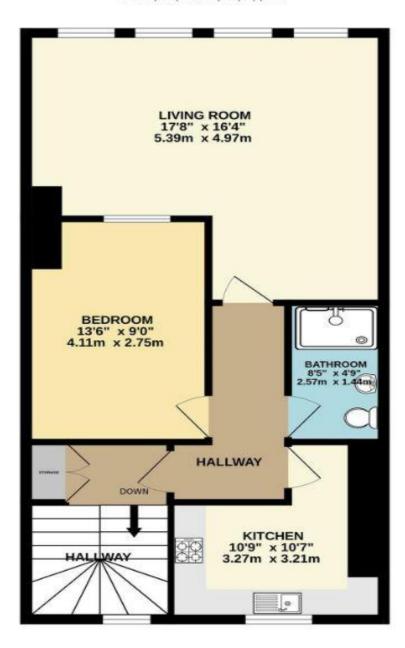
Bedroom 13' 5 x 9' (4.08m x 2.74m) High level window. Wall mounted radiator.

Shower Room 8' 4 x 4' 9 (2.55m x 1.44m) Shower enclosure, pedestal wash hand basin and low-level WC.





GROUND FLOOR 611 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.7 sq.m.) approx.

Whitst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, witdows, rooms and any other itsens are approximate and so responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To view this property call Pattison Lane on: **01536 524425**

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