





Set within a traditional "B" listed property occupying a corner position this two bedroom FIRST FLOOR FLAT enjoys a town centre location convenient for a wide range of amenities and transport facilities.

Specification includes: security door entry system, laminate flooring and electric heating (not tested). There is a communal cellar and bin store. Offers an ideal first time purchase or rental investment opportunity.

Apartments comprise: Entrance Hallway by timber door with inbuilt cupboard and archway. The bright Lounge is a generous sized bright apartment with front and side windows. The Kitchen is on open plan with the lounge. There are dark grey toned fitted units, grey toned work surfaces areas and splashback tiling.

There are two Bedrooms. The 1st bedroom with front window has a storage recess. The Bathroom offers a three piece suite comprising: pedestal wash hand basin, wc and bath . There is partial wet wall panelling.

Immediate inspection is essential for this affordable two bedroom town centre flat. EPC = E Offers Over £63,000



Hallway

Lounge

5.99m x 3.66m (19'8 x 12'0)

Kitchen

1.75m x 2.54m (5'9 x 8'4)

Bedroom 1

2.77m x 3.56m (9'1 x 11'8)

Bedroom 2

2.49m x 2.51m (8'2 x 8'3)

Bathroom



Floorplans are indicative only - not to scale

Produced by Plushplans ♠













## **Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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## Require a solicitor?

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