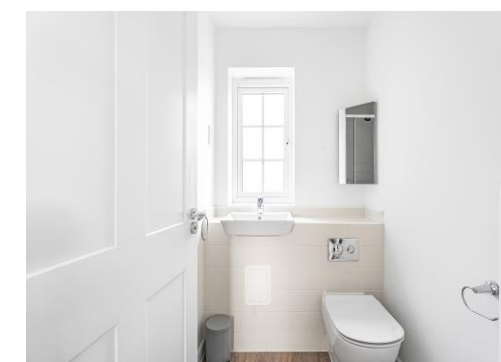
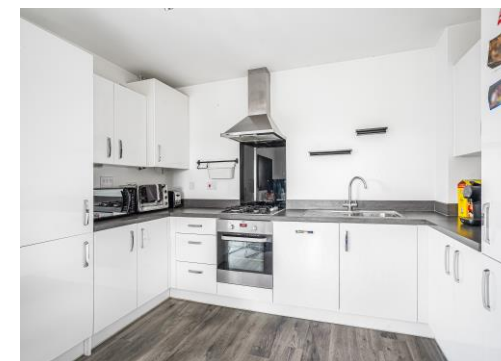






£230,000

Located within the popular location of Fairfields this beautifully presented two double bedroom apartment is offered to the market with many benefits including a spacious lounge/diner/kitchen, en-suite to main bedroom, family bathroom and allocated parking.

Property Description

COMMUNAL ENTRANCE HALL

Door to:

ENTRANCE

Door to entrance hall.

ENTRANCE HALL

Radiator, doors to storage cupboard, bedrooms, bathroom, kitchen/lounge/diner.

KITCHEN/LOUNGE/DINER

Double glazed window to rear aspect, double glazed doors to Juliette balcony.
Range of base and eye level units with square edge work surface over, single drainer sink with mixer tap, built in fridge/freezer, built in dishwasher, oven and hob with extractor fan over, wall mounted combination boiler, radiator, television point.

BEDROOM ONE

Double glazed windows to rear and side aspects. Built in wardrobe, radiator.

EN-SUITE

Frosted double glazed window to front aspect. Fully tiled shower cubicle, low level w.c., wall mounted wash hand basin, extractor fan, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BATHROOM

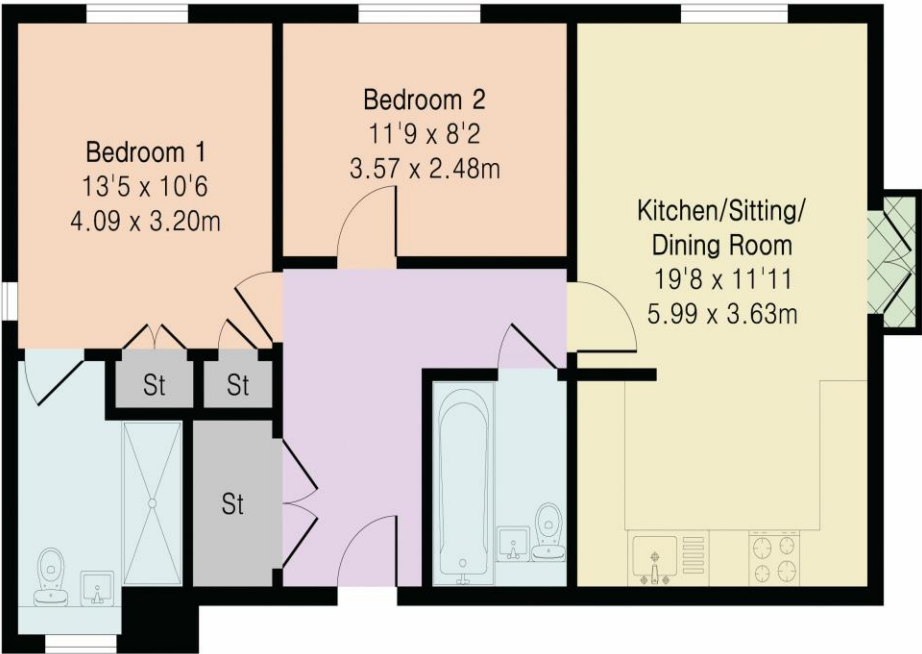
Low level w.c., wall mounted wash hand basin, panelled bath with mixer tap and shower attachment, heated towel rail, extractor fan, part tiled walls.

OUTSIDE

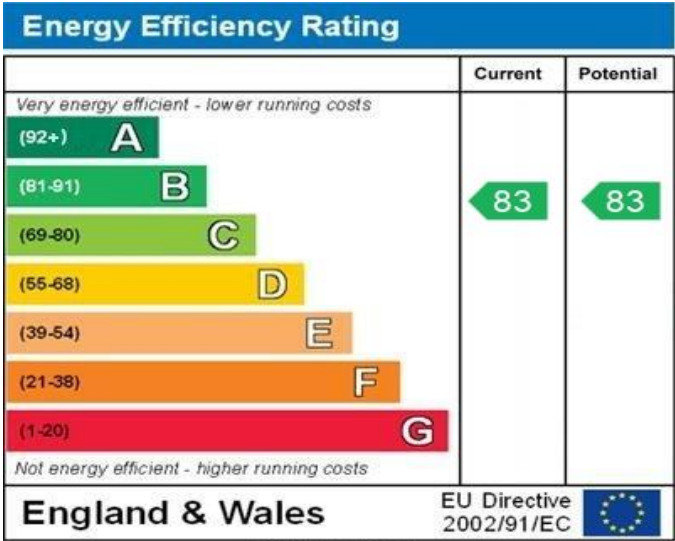
ALLOCATED PARKING

One allocated parking space.

Approximate Gross Internal Area 700 sq ft - 65 sq m



Top Floor



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents