



View of block



£325,000

Located close to local amenities, schools, transport links and the town centre Michael Anthony are delighted to welcome to the market a fantastic sized two double bedroom first floor flat in Mill Street. Offering spacious living throughout, including two bathrooms, larger than average triple aspect lounge/diner. This property also has the benefit of a garage and being chain free.

Property Description

Entrance

Front door with security entry phone opens to the communal entrance hall, stairs to all floors.

Entrance Hall

Front door opens to the entrance hall, entry phone, storage cupboard with space for tumble dryer, further storage cupboards, recessed spot lights.

Lounge/Diner

A feature of the property is the spacious triple aspect lounge dining room, two panel heaters, feature fireplace and surround, TV point.

Kitchen

Fitted with a range of base and eye level storage units, work surface areas, inset single drainer stainless steel sink unit with mixer tap set below a double glazed window, plumbing and space for washing machine and dish washer, built in electric hob with oven below and extractor hood over with stainless steel splash back, recessed spot lights, tiled surrounds.

Bedroom One

A dual aspect room with double glazed windows to both the front and side, built in wardrobes with sliding mirrored doors, electric heater.

Ensuite

three piece suite comprising a low level WC, wash hand basin with mixer tap, tiled shower cubicle, double glazed window to the side, electric heater, extractor fan, recessed spot lights.

Bedroom Two

Double glazed window, electric heater.

Bathroom

A three piece suite comprising a low level WC, wash hand basin with mixer tap and cupboard below, panel bath, double glazed window, tiled surrounds, electric heater, extractor fan, recessed spot lights.

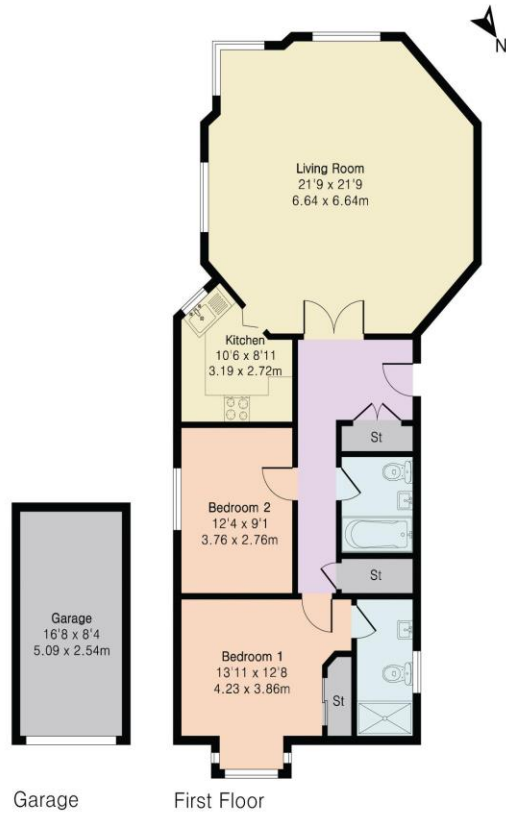
Garage

Situated in a block close by.

Communal Gardens

Approximate Gross Internal Area 1009 sq ft - 94 sq m
(Excluding Garage)

Garage Area 139 sq ft - 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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