





£150,000

Offered to the market with no upper chain, this one bedroom ground floor apartment is offered to the market with many benefits including dining/living room, kitchen, family bathroom and rear garden area.

Property Description

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Two storage cupboards. Door to lounge/diner, door to bathroom and bedroom, radiator.

LOUNGE/DINER

Double glazed window to rear aspect. Double glazed door to rear, television point, radiator, follow through to kitchen.

KITCHEN

Double glazed window to front aspect. Single drainer sink unit with mixer tap over, a range of base and floor standing units with rolled edge work surface over, plumbing for a washing machine, splash back tiling, space for cooker, space for fridge freezer, wall mounted gas boiler, radiator.

BEDROOM ONE

Double glazed window to rear aspect. Storage cupboard, radiator.

BATHROOM

Panelled bath with mixer tap and shower attachment. Low level w.c, wall mounted wash hand basin, radiator, extractor fan and part tiled walls.

FRONT GARDEN

Door to communal entrance.

REAR GARDEN AREA

Patio area.

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 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

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