

FOR SALE



The Wharf, Diglis Road

2 Bedrooms, 2 Bathroom, Ground Floor Flat

Offers In The Region Of £210,000


MARTIN&CO



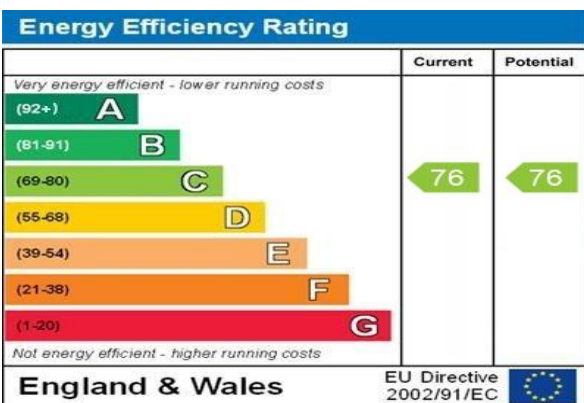
- Sought After Location
- Walking Distance to Train Station
- Canal Side
- Allocated Parking
- Easy Access to M5
- Two Double Bedrooms
- Master with En -Suite
- Spacious living room & kitchen
- Ground floor
- View over canal
- Vacant & No onward chain

KEY POINTS

Gas-fired Central Heating
 Potterton Combination Boiler
 PVC Double Glazing
 Allocated Parking Space
 Video Security Intercom
 Canalside Views
 Council Tax Band C
 EPC Rating Band C
 125 year lease from 2008; ground rent £257pa
 We are informed the last service/management was £1,738.32pa

INCLUSIONS

Carpets & curtains, as fitted
 Integrated fridge & freezer
 Built-in electric oven, 4 ring gas hob & cooker hood
 Dishwasher and washer/dryer





HALL 3.59m x 1.09m < 2.94m (11'9" x 3'6" < 9'7")

OPEN PLAN FITTED KITCHEN & LIVING ROOM

FITTED KITCHEN AREA 3.44m x 2.91m (11'3" x 9'6")

LIVING ROOM AREA 4.39m x 3.17m (14'5" x 10'5")

BEDROOM ONE 3.94m x 3.16m < 3.77m (12'11" x 10'4" < 12'4")

EN SUITE SHOWER ROOM 2.26m x 1.16m < 1.56m (7'5" x 3'9" < 5'1")

BEDROOM TWO 4.64m x 2.62m (15'2" x 8'7")

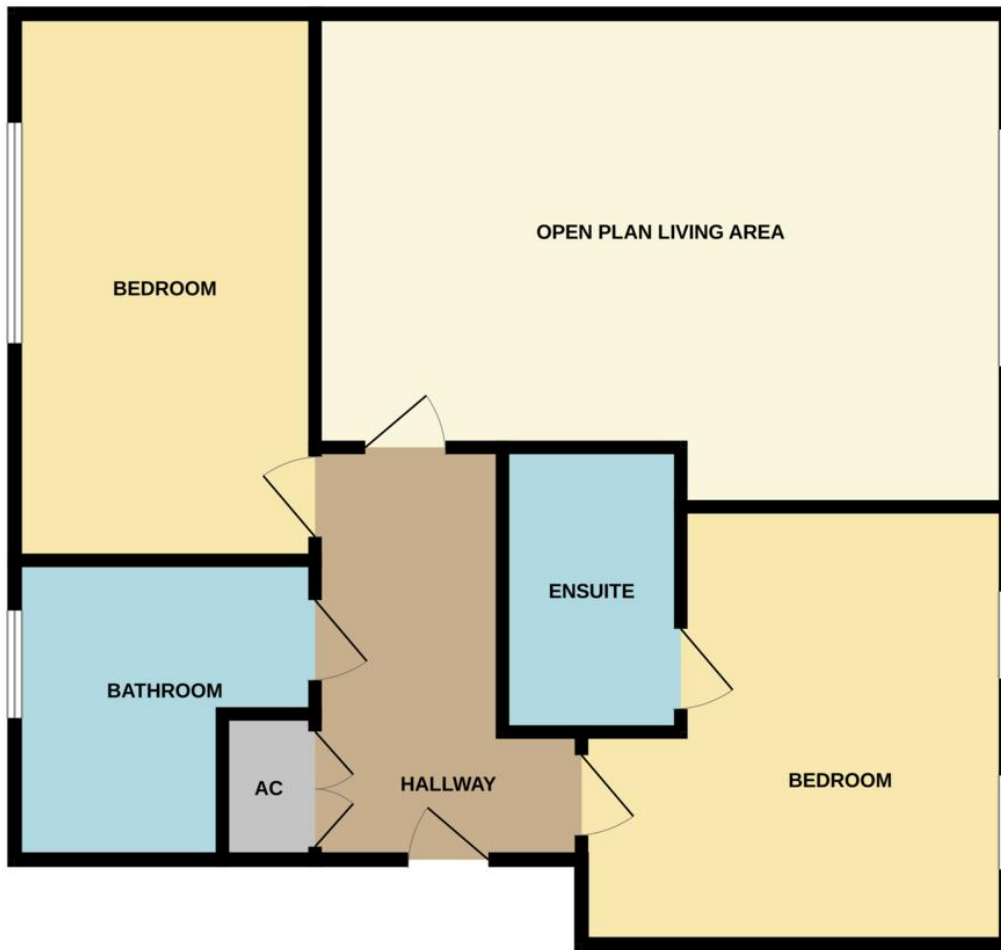
BATHROOM 2.36m x 1.59m < 2.59m (7'9" x 5'3" < 8'6")

OUTSIDE

ALLOCATED PARKING SPACE No11



GROUND FLOOR



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Accuracy: 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. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** 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.