



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.



This well-presented, two-bedroom apartment is ideally located close to the town centre and is offered for sale with no onward chain. The accommodation is arranged over two floors and includes an entrance hall, a versatile double bedroom or reception room with a uPVC bay window, a separate living room, and a modern fitted kitchen with wall and base units, stainless steel sink, four-ring hob, integral oven, and wood-effect flooring. On the lower floor, there is a further double bedroom and a contemporary bathroom. To the rear, there is an enclosed courtyard garden.

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ENTRANCE HALL

BEDROOM ONE / RECEPTION ROOM

14 x 11'1 (max) (4.27m x 3.38m (max))
uPVC double glazed bay window and three radiators.



LIVING ROOM

11'4 x 11 (3.45m x 3.35m)
uPVC double glazed window, built in cupboard and a radiator.



KITCHEN

uPVC door and two double glazed windows, fitted wall and base units, stainless steel sink and drainer, four ring hob, integral oven, radiator and wood effect flooring.



HALL

Stairs to the Basement.

BASEMENT

BEDROOM TWO

10'8 x 8'3 (3.25m x 2.51m)
uPVC double glazed window and radiator.



BATHROOM

10 x 8'7 (max) (3.05m x 2.62m (max))
uPVC double glazed window, bath with a wall mounted shower fitment over, WC with push flush, wash basin with mixer tap, plumbing for a washing machine, radiator, part tiled walls and wood effect flooring.



EXTERIOR

To the rear is an enclosed courtyard garden.



NOTES

Tenure: Leasehold - 999 years from February 2021

Council Tax Band: A

EPC Rating: D

