



## First Floor



**VIEWING IS RECOMMENDED.** Situated within a central location, this **FIRST FLOOR APARTMENT** offers good sized accommodation. Comprising; communal hallway, entrance hall, living room, dining area, fitted kitchen, **TWO/THREE BEDROOMS** and fitted bathroom. Externally there is a residents parking space. Currently tenanted at £575 per calendar month.

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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

**INVESTMENT OPPORTUNITY.** Situated within a central location, this **FIRST FLOOR APARTMENT** offers good sized accommodation. Comprising; communal hallway, entrance hall, living room, dining area, fitted kitchen, **TWO/THREE BEDROOMS** and fitted bathroom. Externally there is a **RESIDENTS PARKING SPACE**. Currently tenanted at £575 per calendar month.

### COMMUNAL HALLWAY

With stairs accessing the upper floors.

### APARTMENT HALLWAY

Entrance door, radiator, cloaks hanging space, built in storage cupboard.

### LIVING ROOM

12'11 x 9'6 (3.94m x 2.90m)

Double glazed window, radiator, opening onto;



### DINING AREA

9'1 x 6'7 (2.77m x 2.01m)

Double glazed window, radiator, opening onto;



### FITTED KITCHEN

8'9 x 5'5 (2.67m x 1.65m)

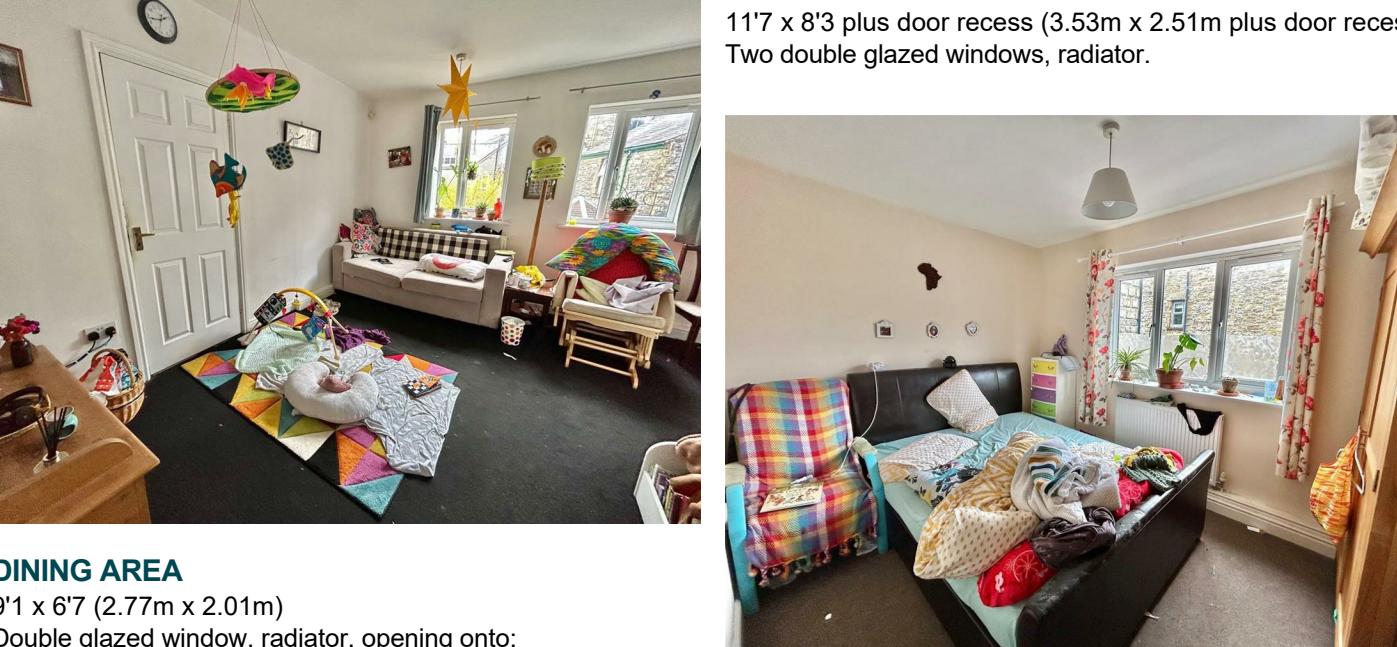
Fitted with wall and base mounted units with work surfaces over and tiled splashbacks, fitted oven with four ring gas hob and extractor above, space for fridge, single drainer sink unit with mixer taps, space for washing machine, double glazed window, wall mounted central heating boiler.



### BEDROOM ONE

11'7 x 8'3 plus door recess (3.53m x 2.51m plus door recess)

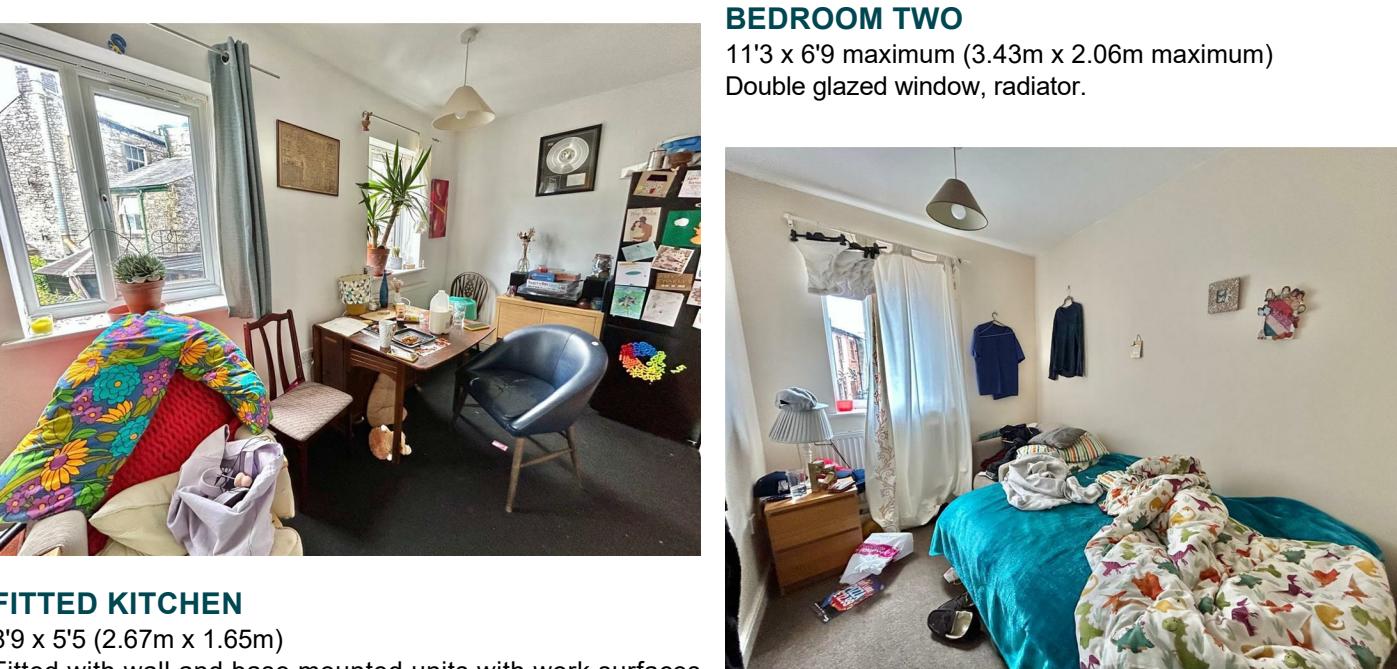
Two double glazed windows, radiator.



### BEDROOM TWO

11'3 x 6'9 maximum (3.43m x 2.06m maximum)

Double glazed window, radiator.



### BEDROOM THREE/OFFICE

7'5 x 6'9 (2.26m x 2.06m)

Double glazed window, radiator.



### BATHROOM

Panelled bath with shower fittings over, low level WC,

pedestal wash hand basin, frosted double glazed window, airing cupboard with storage space, radiator.



### EXTERNALLY

The apartment offers the benefit of a residents parking space.