









## **Description**

This two bedroom GROUND FLOOR FLAT is set back from Sir Michael Street overlooking a lawned area with mature tree. Lies close to the Town Centre with all its amenities and is convenient for transport facilities. Would ideally suit rental investors or downsizers.

Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. There is a shared drying area.

Apartments comprise: Entrance Hallway by timber door with two inbuilt cupboards. The front facing Lounge features a fireplace with inset electric fire. There is a fitted Kitchen with soft cream high gloss units, oak style work surfaces and splashback tiling. Appliances include: extractor hood, electric ceramic hob, oven, fridge/freezer and washing machine.

There are two double sized Bedrooms. The Wet Room with rear window offers a wash hand basin, wc and "Mira" shower. Specification includes: wet wall panelling and wet floor.

Viewing is highly recommended for this affordable two bedroom home. EPC = D



Hallway

Lounge

4.34m x 3.73m (14'3 x 12'3)

Kitchen

2.64m x 2.16m (8'8 x 7'1)

Bedroom 1

3.86m x 3.00m (12'8 x 9'10)

Bedroom 2

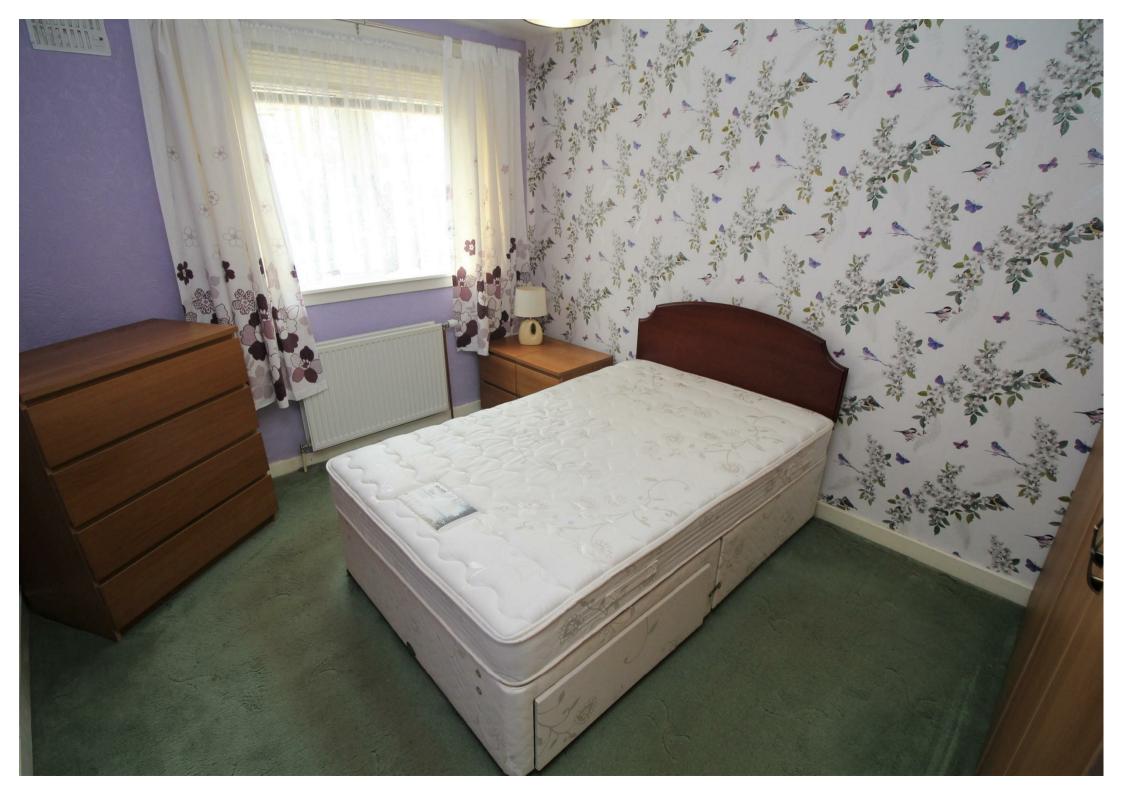
3.73m x 2.44m (12'3 x 8'0)

Wet Room



Floorplans are indicative only - not to scale

Produced by Plushplans ♠









## **Agents Notes:**

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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To view call 01475 888400. Speak to us 7 days a week until 11pm every day to book your viewing appointment.

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## Require a solicitor?

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