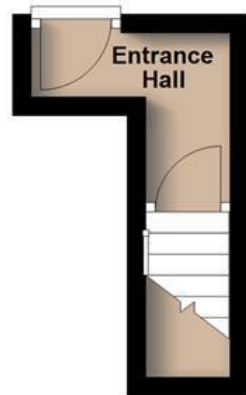


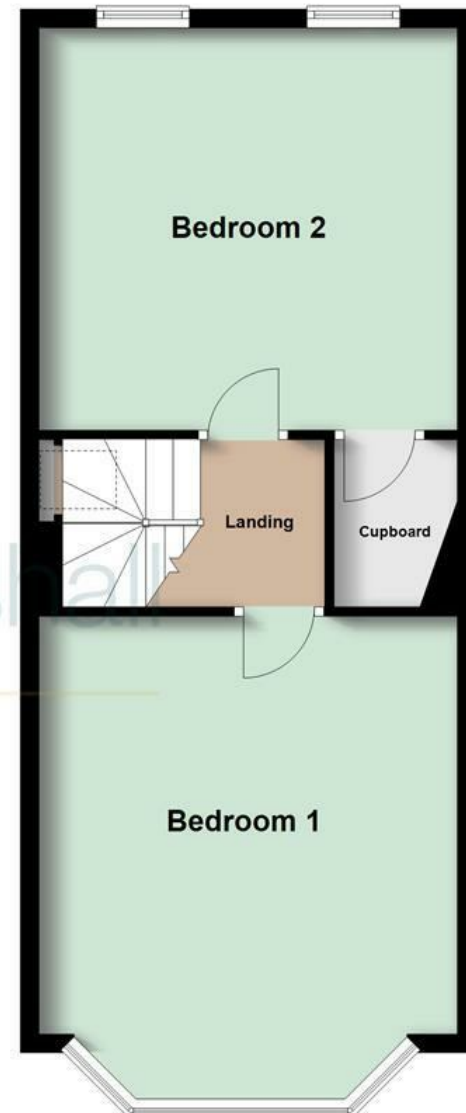
Ground Floor



First Floor



Second Floor



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.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
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.

PERFECT FOR FIRST TIME BUYERS OR INVESTORS! Conveniently situated close to the town centre, this duplex apartment offers easy access to a range of local shops, restaurants and amenities. Offered for sale with NO ONWARD CHAIN, the property has been recently redecorated and recarpeted throughout and provides spacious accommodation arranged over two floors, accessed via a private ground floor entrance. The accommodation briefly comprises entrance hallway, living room, dining room, fitted kitchen, bathroom and TWO DOUBLE BEDROOMS.

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GROUND FLOOR

ENTRANCE

Entrance door, radiator, and stairs to the first floor.

FIRST FLOOR

LANDING

Stairs to the second floor.

LIVING ROOM

14'9 x 12'1 (4.50m x 3.68m)

Double glazed bay window and a radiator.

KITCHEN & DINING AREA

17 x 11'8 (max) (5.18m x 3.56m (max))

Double glazed window, fitted wall and base units with a wood effect worktop over, four ring electric hob and integral oven, stainless steel sink and drainer with a mixer tap over, plumbing for a washing machine, Alpha combi boiler, Radiator, under stairs cupboard, and tile effect flooring in the kitchen area.

BATHROOM

11 x 7'7 (3.35m x 2.31m)

Two uPVC double glazed windows, bath with a wall mounted shower fitment over, pedestal wash basin, WC with a push flush, radiator, part tiled walls, and tile effect flooring.

SECOND FLOOR

LANDING

Skylight and loft access.

BEDROOM ONE

14'9 x 12'4 (4.50m x 3.76m)

Two double glazed windows and a radiator.

BEDROOM TWO

14'7 x 12'11 (4.45m x 3.94m)

Two double glazed windows, fitted wardrobes, radiator, and a built in cupboard (5'2 x 4'5)

NOTES

Tenure: Leasehold 999 years from 2007

Council Tax Band: A

EPC Rating: C

