



MISREPRESENTATION ACT 1967.

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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.

An individual DUPLEX APARTMENT accessed from a PRIVATE COURTYARD and offering well presented accommodation over two floors. Comprising; lounge, fitted kitchen, fitted bathroom and TWO DOUBLE BEDROOMS. Externally there is a private courtyard together with communal gardens and parking. **VIEWING ESSENTIAL.**

An individual DUPLEX APARTMENT accessed from a PRIVATE COURTYARD and offering well presented accommodation over two floors. Comprising; lounge, fitted kitchen and TWO DOUBLE BEDROOMS BOTH WITH ENSUITE SHOWER ROOMS . Externally there is a private courtyard together with communal gardens and parking. Accommodation is currently fully furnished however items can be removed if required. VIEWING ESSENTIAL. EPC band D.

DESCRIPTION

An individual duplex apartment accessed from a private courtyard and offering well presented accommodation over two floors. Comprising; lounge, fitted kitchen, fitted bathroom and TWO DOUBLE BEDROOMS. Externally there is a private courtyard together with communal gardens and parking. EARLY VIEWING ESSENTIAL.

FITTED KITCHEN

11'4" x 7'6" (3.45m x 2.29m)

Fitted with a range of wall and base mounted units with work surfaces over and tiled splash backs, single drainers ink unit with mixer taps, space for gas cooker, space for fridge/freezer and washing machine, wall mounted central heating boiler. Glazed window, radiator, wood effect flooring.

LOUNGE

14'8" x 12'5" (4.47m x 3.78m)

Fireplace with wooden surround and stone hearth, double glazed French doors, sash window, two radiators, stairs to first floor and door to;

BATHROOM

Panelled bath, low level WC, vanity wash hand basin with cupboards beneath, glazed window, part tiled walls, radiator.

FIRST FLOOR LANDING

Access to both first floor bedrooms.

BEDROOM ONE

12'6" x 11'6" (3.81m x 3.51m)

Sash window, fitted cupboard, radiator.

BEDROOM TWO

12'6" x 10'5" (3.81m x 3.18m)

Sash window, radiator, built in storage cupboard with skylight.

EXTERNALLY

The property benefits from both communal gardens together with a private courtyard and communal parking spaces.

