



**NO VENDOR CHAIN** - A well presented TWO BEDROOM TOP FLOOR Apartment in a popular residential area, conveniently close to the town centre and its array of amenities & transport. Comprising a spacious living room with open views including Solomon's Temple, fitted kitchen, two double bedrooms, and a modern bathroom.

Externally there are pleasant well maintained communal gardens.

MISREPRESENTATION ACT 1967.

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#### COMMUNAL ENTRANCE

External door, communal storage cupboard, and stairs to the apartment.

#### ENTRANCE HALL

Entrance door and stairs to the third floor.

#### LANDING

Double glazed Velux window, eaves storage space, radiator, and access to the boarded out loft space.



#### LIVING ROOM

13'5 x 19'10 (4.09m x 6.05m)

Three double glazed sash windows, gas fire, and two radiators.



#### KITCHEN

6'10 x 11'10 (2.08m x 3.61m)

Sash window, a range of fitted wall and base units, space for an oven, stainless steel sink and drainer with a mixer tap over, integral fridge freezer, washing machine, radiator, and tile-effect flooring.



#### BEDROOM ONE

15'0 x 11'8 (4.57m x 3.56m)

Two double glazed sash windows, fitted wardrobes, and a radiator.



#### BEDROOM TWO

15 x 8'01 (4.57m x 2.46m)

Double glazed sash window, fitted wardrobes, built in cupboard housing the Vaillant gas boiler, and a radiator.



#### BATHROOM

5'7 x 11'10 (1.70m x 3.61m)

Double glazed Velux window, enclosed corner shower cubicle with a wall mounted shower fitment, freestanding roll top bath with a mixer tap over, washbasin with a mixer tap over, WC with a push flush, radiator, and wood effect flooring.



#### EXTERIOR

The property is situated within communal gardens featuring pathways, lawns, and mature plants and shrubs.