



All floorplans provided by Petty Real are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.



****NO ONWARD CHAIN**** - This TWO-BEDROOM ground-floor apartment benefits from a central location along with its own private entrance and OFF ROAD PARKING. The accommodation comprises an entrance vestibule, a spacious bay-fronted living room with an ornamental fireplace, and a kitchen diner. There are two bedrooms, including a generous main bedroom with a bay window, and a fitted bathroom. Externally, the property offers off-road parking for one or more vehicles

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.

****NO ONWARD CHAIN**** - This TWO-BEDROOM ground-floor apartment benefits from a central location along with its own private entrance and OFF ROAD PARKING. The accommodation comprises an entrance vestibule, a spacious bay-fronted living room with an ornamental fireplace, and a kitchen diner. There are two bedrooms, including a generous main bedroom with a bay window, and a fitted bathroom. Externally, the property offers off-road parking for one or more vehicles

ENTRANCE VESTIBULE

Timber entrance door and wood effect flooring.

LIVING ROOM

13'6 x 10'4 (4.11m x 3.15m)

Bay window with secondary glazing, ornamental fireplace, radiator, and wood effect flooring.



BEDROOM TWO

6'3 x 9'8 (1.91m x 2.95m)

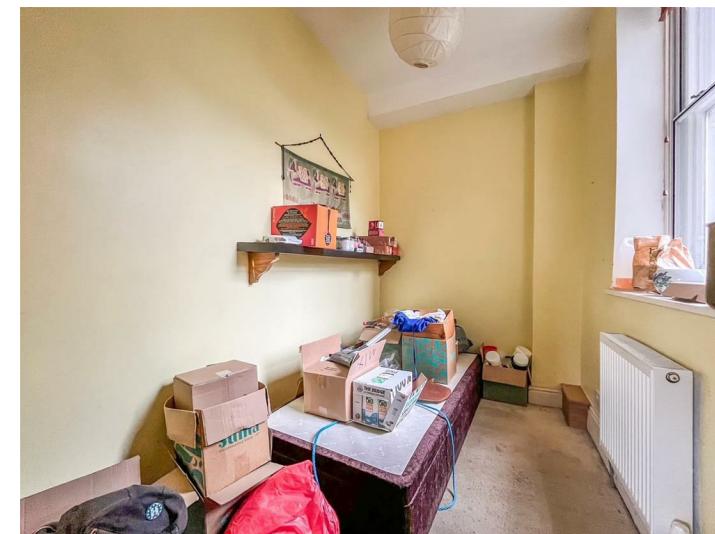
Timber framed sash window with secondary glazing and a radiator.



KITCHEN DINER

13'6 x 10'4 (4.11m x 3.15m)

Timber entrance door, timber framed sash window with secondary glazing, fitted wall and base units, stainless steel sink and drainer with a mixer tap, space for an oven, plumbing for a washing machine, radiator, and tiled flooring.



BATHROOM

4'4 x 9'8 (1.32m x 2.95m)

Bath with a wall mounted shower fitment, WC with a push flush, pedestal wash basin with a mixer tap, ladder style radiator, part tiled walls, and tiled flooring.



BEDROOM ONE

13'6 x 13'10 (4.11m x 4.22m)

Bay window with secondary glazing, timber framed sash window with secondary glazing, and a radiator.

EXTERIOR

The property's outside space is currently used as a patio garden, but can easily be made to accommodate one or more vehicles

