



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.



Well presented and conveniently located duplex apartment, ideal for retired persons or professional couple. The spacious self contained accommodation comprises : To the ground floor :- kitchen with appliances, shower room, double bedroom and good sized lounge. To the lower ground floor : there is a family bathroom with shower over bath, spacious double bedroom and useful office/snug. The property benefits from gas central heating and parking. Viewing recommended. EPC Band D. Please note the accommodation is currently fully furnished but items/removal of furniture can be removed if required.