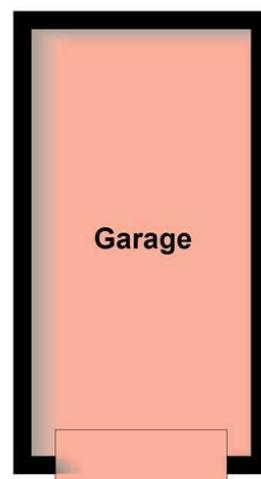




First Floor



Outbuilding



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.

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.



A well-presented first floor apartment in a convenient location close to the town centre and Pavilion Gardens. With its own private ground floor entrance, the accommodation includes a spacious landing, utility cupboard, spacious living room, fitted kitchen, TWO DOUBLE BEDROOMS and a bathroom. Externally, there is a parking space and a PRIVATE DETACHED GARAGE.

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PRIVATE ENTRANCE HALL

Timber external door and stairs to the first floor.

FIRST FLOOR HALLWAY

Built-in cupboard with plumbing for a washing machine and a radiator.

LIVING ROOM

16'11 x 14'8 (5.16m x 4.47m)

Three uPVC double glazed windows, two radiators, and a gas fire.



KITCHEN

uPVC double glazed window, fitted wall and base units with a wood-effect worktop over, four-ring electric hob, integral oven, sink and drainer with mixer tap over, integral fridge freezer, radiator, and wood-effect flooring.



BEDROOM ONE

uPVC double glazed window, built-in wardrobes, and a radiator.

BEDROOM TWO

window and a radiator.

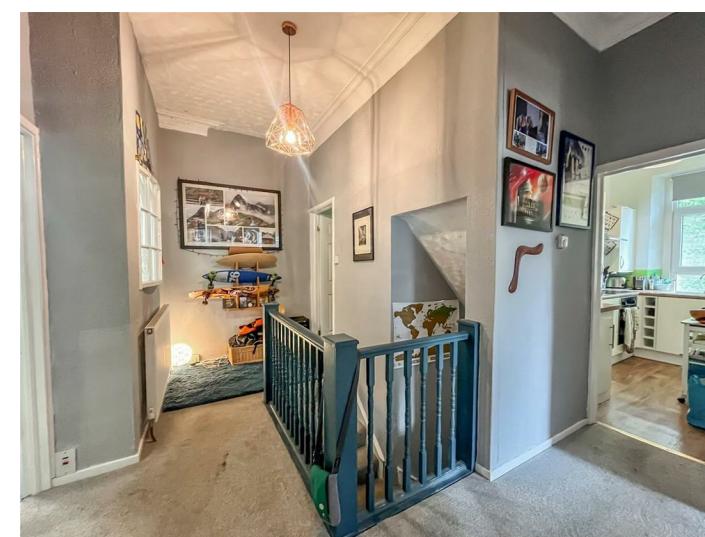
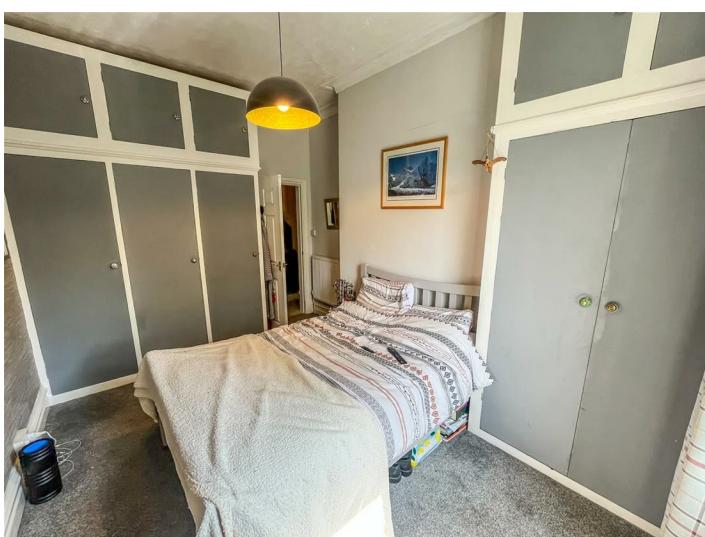
BATHROOM

Stained glass window, bath with wall-mounted shower fitment over, WC, pedestal wash basin, radiator, tiled walls, and flooring.



EXTERIOR

The property offers a garage with a parking space in front.



GARAGE

15'10 x 8'2 (4.83m x 2.49m)

Up-and-over door.

NOTES

Tenure: Leasehold - 999 years from 1981

Council Tax Band: B

EPC Rating: TBC