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**NO VENDOR CHAIN** - A well presented **THREE BEDROOM FIRST FLOOR** apartment in a popular residential area, conveniently within walking distance of the town centre and its range of amenities and transport links. Offering spacious accommodation maintained to a high standard, including a generous living area, fitted kitchen, three bedrooms, and a bathroom. Externally there is a shared garden and allocated parking.

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.

NO VENDOR CHAIN - A well presented THREE BEDROOM FIRST FLOOR apartment in a popular residential area, conveniently within walking distance of the town centre and its range of amenities and transport links. Offering spacious accommodation maintained to a high standard, including a generous living area, fitted kitchen, three bedrooms, and a bathroom. Externally there is a shared garden and allocated parking.

### **COMMUNAL ENTRANCE HALL**

### **PRIVATE ENTRANCE HALL**

### **LIVING ROOM**

13'8" x 13'8" (4.19m x 4.19m)

### **KITCHEN**

14'0" x 5'1" (4.27m x 1.55m )

### **BEDROOM / SITTING ROOM**

14'0" x 13'8" (4.27m x 4.19m)

### **BEDROOM TWO**

12'9" x 12'0" (3.91m x 3.66m)

### **BEDROOM THREE**

10'2" x 6'7" (3.12m x 2.03m)

### **BATHROOM**

6'2" x 6'3" (1.88m x 1.91m))

### **EXTERNALLY**

The property benefits from the use of a very pleasant and well maintained shared garden and also has an allocated parking space.