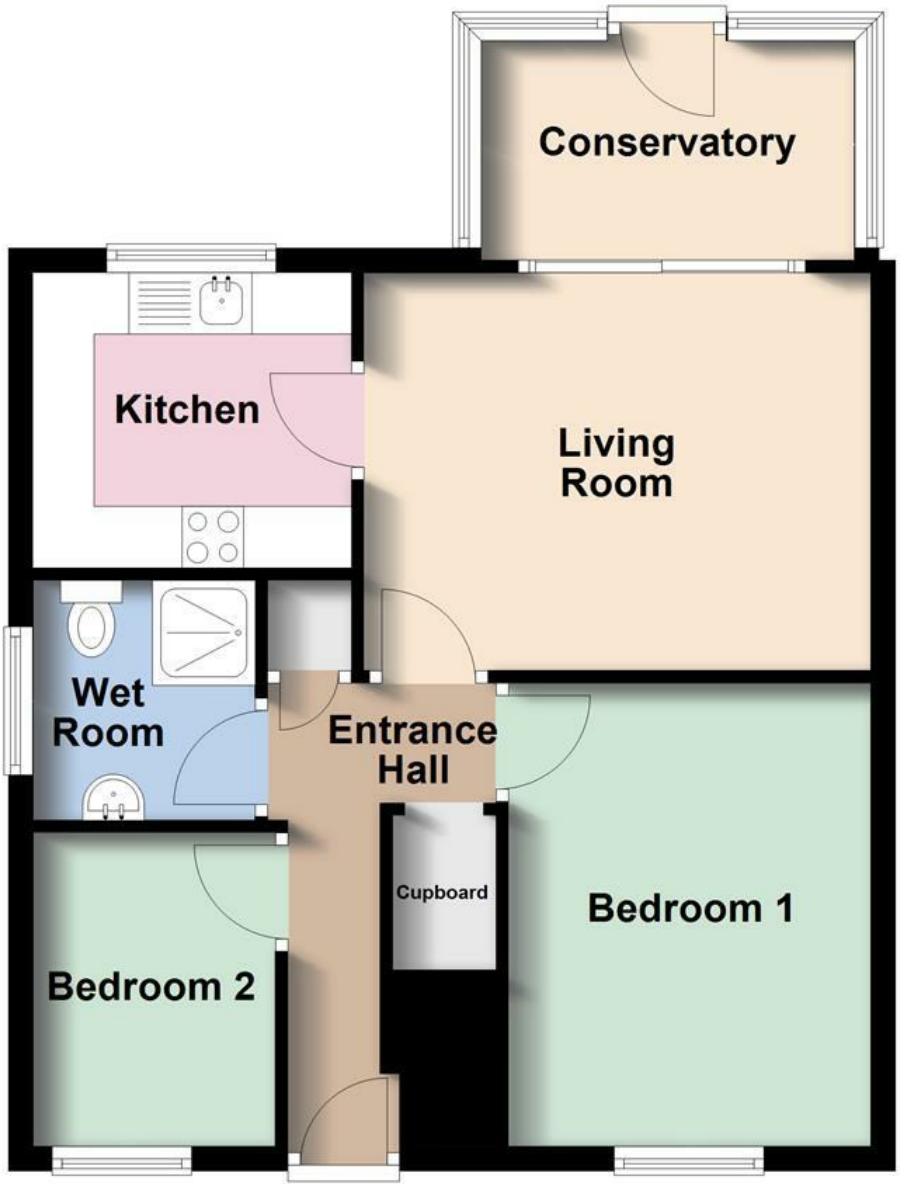
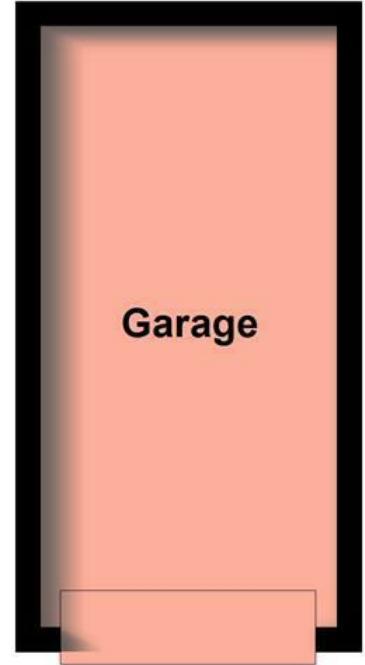




Ground Floor



All floorplans provided 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.



NO UPWARD CHAIN – A well presented GROUND FLOOR APARTMENT situated within a popular location and benefitting from an ENCLOSED GARDEN TO THE REAR. The accommodation includes; hall, living room, fitted kitchen, TWO BEDROOMS and a wet room style shower room. Externally there is a GARAGE together with a lawned garden and patio. **EARLY VIEWING RECOMMENDED.**

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HALLWAY

uPVC door, two built in cupboards, and a radiator.

LIVING ROOM

10'9 x 14'3 (3.28m x 4.34m)

Double glazed sliding doors, electric fire, and a radiator.



KITCHEN

7'10 x 8'7 (2.39m x 2.62m)

uPVC double glazed window, fitted wall and base units, four ring electric hob, integral oven, stainless steel sink with drainer and a mixer tap over, and plumbing for a washing machine.



BEDROOM ONE

12'2 x 9'8 (3.71m x 2.95m)

uPVC double glazed windows, fitted wardrobes, and a radiator.

BEDROOM TWO

8'4 x 6'6 (2.54m x 1.98m)

uPVC double glazed windows and a radiator.

WET ROOM

6'5 x 5'11 (1.96m x 1.80m)

uPVC double glazed window, wet room style shower with an electric shower fitment, WC with a push flush, wash basin with a mixer tap over, and a ladder style radiator.



GARDEN

To the rear is an enclosed garden with a lawn and patio.

GARAGE

16 x 7'11 (4.88m x 2.41m)

Up an over door (located within a separate block from the apartment).

NOTES

Tenure: Freehold (subject to solicitor confirmation)

Council Tax Band: B

EPC Rating: TBC

What3Words Location: rungs.host.revamped