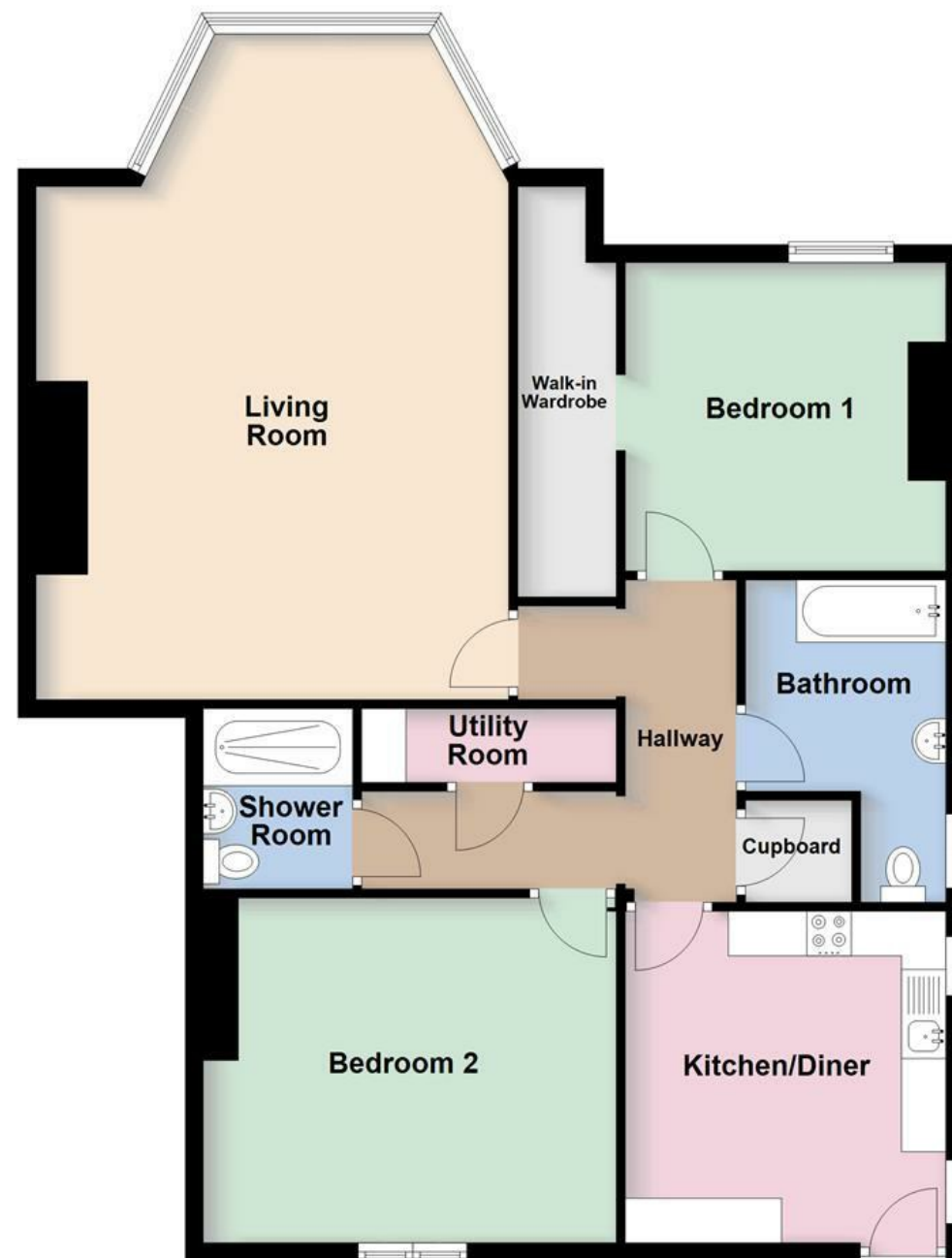


Ground Floor



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.



Located a short distance from the Pavilion Gardens, this two-bedroom ground floor apartment has its own private entrance and includes a contemporary dining kitchen, large bay-fronted living room, two double bedrooms, a modern shower room, and a separate bathroom. Externally, the property benefits from allocated parking and has step-free access from the car park.

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MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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KITCHEN

12'3 x 11'10 (3.73m x 3.61m)
Timber entrance door, two windows, fitted Shaker-style base and wall units, four-ring gas hob with extractor fan over, integral oven and grill, stainless steel 1.5 bowl sink and drainer with mixer tap over, integral fridge freezer, integral dishwasher, radiator, and wood-effect flooring.



HALLWAY

Built-in cupboard.

LIVING ROOM

24'6 x 17'5 (max) (7.47m x 5.31m (max))
uPVC double glazed windows, two radiators, and a feature faux fireplace.



UTILITY ROOM

2'9 x 9'2 (0.84m x 2.79m)
Plumbing for a washing machine and tile effect flooring.

BEDROOM ONE

11'4 x 11'11 (3.45m x 3.63m)
uPVC double glazed window, radiator, and a walk in wardrobe.



BEDROOM TWO

12'7 x 15'3 (3.84m x 4.65m)
Two sash windows and two radiators.



BATHROOM

11'4 x 7'8 (3.45m x 2.34m)
uPVC double glazed windows, bath with wall-mounted shower fitment over, WC with push flush, pedestal wash basin with mixer tap over, ladder-style radiator, and tiled walls and flooring.



SHOWER ROOM

6'8 x 5'6 (2.03m x 1.68m)
Enclosed shower cubicle with wall-mounted shower fitment, WC with push flush, wash basin with mixer tap over, ladder-style radiator, part-tiled walls, and wood-effect flooring.



EXTERIOR

Off-road parking for one vehicle plus one visitor parking space.



NOTES

Tenure: Share of Freehold
Council Tax Band: C
EPC Rating: C