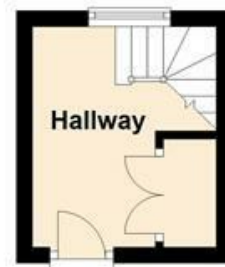




Second Floor



Third Floor



CENTRALLY LOCATION OVERLOOKING PAVILION GARDENS. A top floor apartment offered for sale with NO ONWARD CHAIN. Comprising; private hallway, living room, fitted kitchen, double bedroom and fitted bathroom. Externally there is an ALLOCATED PARKING SPACE. Early viewing highly recommended.

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.



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COMMUNAL HALLWAY

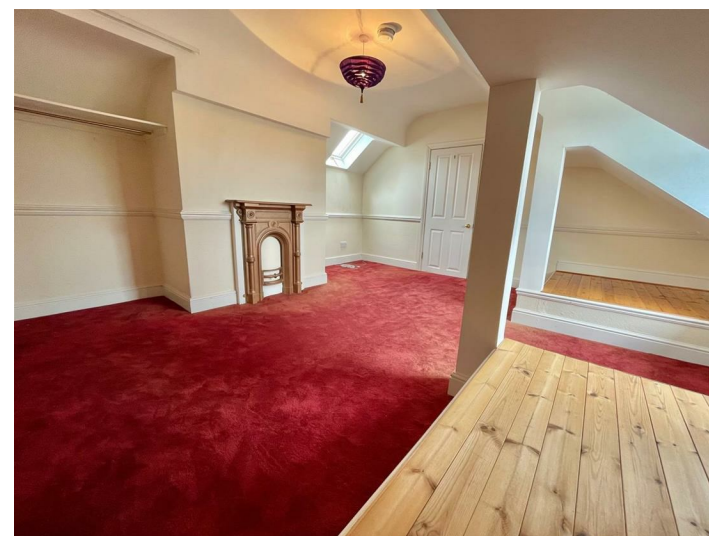
Accessed directly off Broadwalk with staircase leading to upper floors and letter boxes.

SECOND FLOOR LANDING

With private entrance to the apartment.

APARTMENT ENTRANCE HALLWAY

Entrance door, under stairs storage cupboard, window overlooking Pavilion Gardens, stairs to third floor.



LANDING

Dado rail, radiator, skylight window.

FITTED DINING KITCHEN

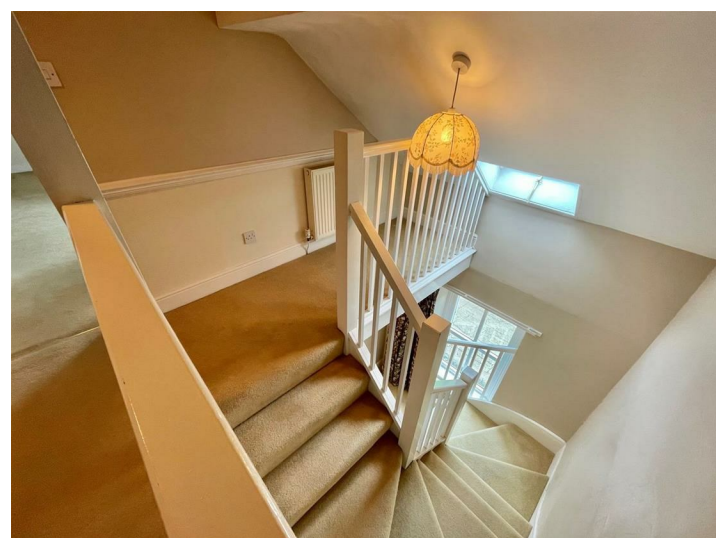
13'8 x 8'5 plus large recess (4.17m x 2.57m plus large recess)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob, space for washing machine and fridge/freezer, wall mounted central heating boiler, radiator and two skylight windows.



BATHROOM

Panelled bath with shower over, low level WC, pedestal wash hand basin, part tiled walls, radiator, wall light point, double glazed skylight window.



LIVING ROOM

15'4 x 14'8 maximum - part restricted height (4.67m x 4.47m maximum - part restricted height)

Cast iron fireplace and hearth, dado rail, security intercom system, radiator, two raised storage areas, sash window overlooking Pavilion Gardens.

DOUBLE BEDROOM

15'5 x 14'8 maximum - part restricted height (4.70m x 4.47m maximum - part restricted height)

Cast iron fireplace, clothes hanging area, two raised storage areas, sash window overlooking Pavilion Gardens, radiator.

EXTERNALLY

The property offers pleasant views across Pavilion Gardens together with an allocated parking space access from Hartington Road.