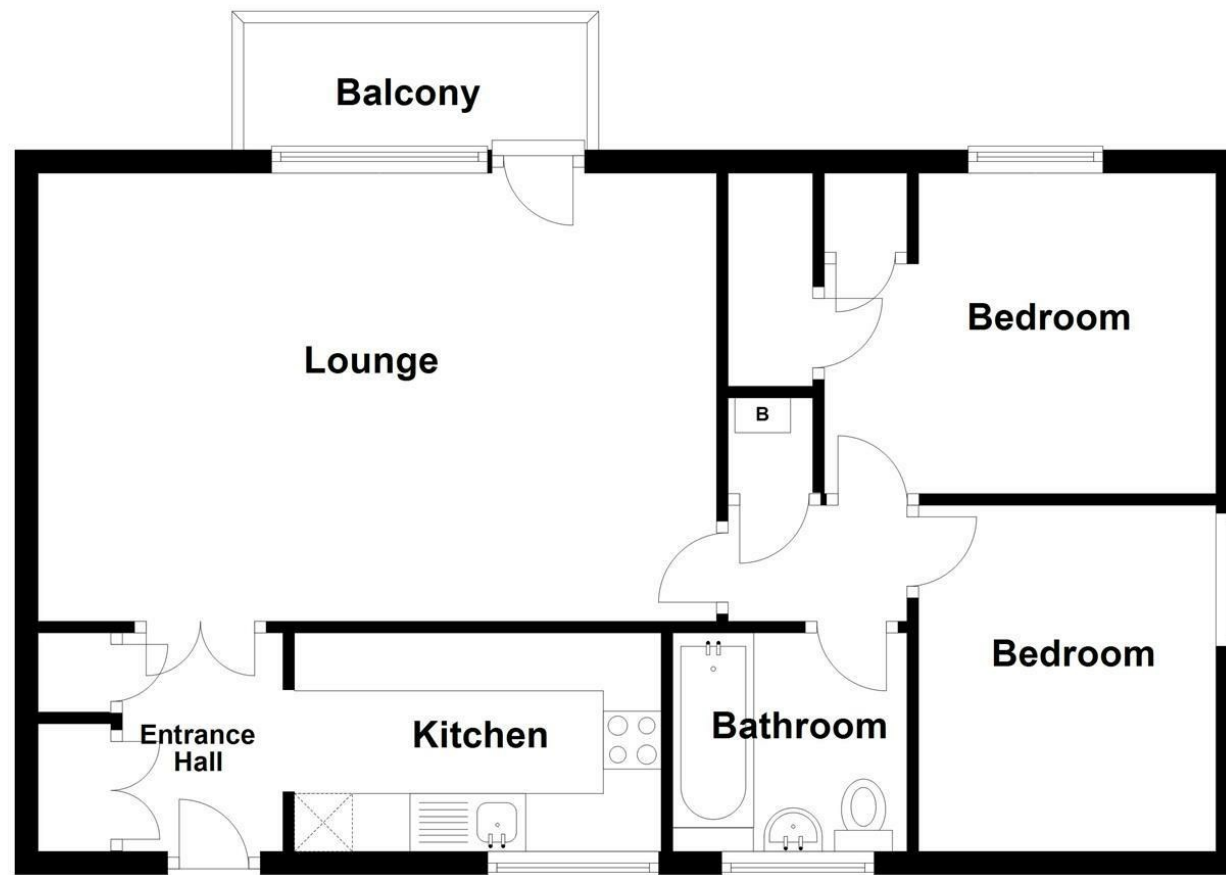


Ground Floor

Approx. 59.6 sq. metres (641.4 sq. feet)



Total area: approx. 59.6 sq. metres (641.4 sq. feet)



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley 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-Manley has any authority to make any representation whatever in relation to this property.

Are some secrets worth keeping? Well I would definitely be keeping this two bedroomed apartment under lock and key! As this secret is unheard of, an apartment, move in ready, in Sandiway! This apartment has extremely well presented accommodation which includes: entrance hallway, kitchen, lounge / dining room, two bedrooms and bathroom. Externally there is garage with parking in front, visitors parking and communal gardens. Call us now on 01606 41318 to book your viewing!

ENTRANCE HALLWAY

Accessed via wooden entrance door. Tiled Floor. Radiator. Built in storage cupboards. Doors to Kitchen & Lounge.

KITCHEN

10'4" x 6'3" (3.15 x 1.93)

Fitted with a range of wall, drawer and base units with work surfaces above. Built in electric oven with electric hob and extractor fan above. Stainless steel sink and drainer with mixer tap. Space for Washing Machine, Dishwasher & Fridge Freezer. Double glazed window. Tiled floor.

LOUNGE / DINING ROOM

18'6" x 6'3" (5.66 x 1.93)

Double glazed window. Double glazed door leading to the balcony. Radiator. TV Point. Recess with power points for TV equipment.

BALCONY

Overlooking the communal garden.

REAR HALLWAY

Doors to both bedrooms and bathroom. Airing Cupboard.

MASTER BEDROOM

11'6" x 9'3" (3.51 x 2.84)

Double glazed window. Radiator. Built in wardrobe.

BEDROOM TWO

9'6" x 7'4" (2.92 x 2.26)

Double glazed window. Radiator.

BATHROOM

Fitted with a three piece suite which includes: low level WC, wash hand basin and panelled bath with shower above complete with a glass shower screen. Double glazed window.

EXTERNALLY

There is a garage which has power and light. There is a parking space in front of the garage and visitors parking spaces available.

INTRODUCTION

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