



MISREPRESENTATION ACT 1967.

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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.

ATTENTION ALL INVESTORS - PRICED TO SELL!. A ground floor apartment currently vacant but have previously achieved a monthly rental income of £450 per calendar month. Comprising; hallway, lounge, kitchen, TWO BEDROOMS and bathroom. Externally there is residents parking spaces. Viewing recommended.

COMMUNAL HALLWAY

Letterboxes and stairs to upper floors.

APARTMENT HALLWAY

Entrance door, security intercom system, radiator, built in storage cupboard.

LOUNGE

14'1" x 11'11" (4.29m x 3.63m)

Two double glazed windows, two radiators, opening onto;



BEDROOM TWO

11'5" x 8'10" (3.48m x 2.69m)

Double glazed window, radiator.



FITTED KITCHEN

12'3" x 6'0" (3.73m x 1.83m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, sink unit with mixer tap, fitted oven with four ring electric hob and extractor, space for washing machine and fridge/freezer.



BEDROOM ONE

11'4" x 10'3" (3.45m x 3.12m)

Double glazed window, radiator.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, part tiled walls, extractor fan.



EXTERNALLY

The building offers residents parking spaces.