



OFFERED FOR SALE WITH NO ONWARD CHAIN. A ground and lower ground floor apartment with REAR YARD. Comprising; living room, dining kitchen, double bedroom, rear hallway and fitted bathroom. Requiring some updating. Viewing 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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A ground and lower ground floor apartment with REAR YARD. Comprising; living room, dining kitchen, double bedroom, rear hallway and fitted bathroom. Requiring some updating. Viewing recommended.

COMMUNAL HALLWAY

Communal entrance door, stairs to first floor, access to apartment

DINING KITCHEN

14'8 x 11'5 (4.47m x 3.48m)
(currently unfinished but with units included). Single drainer sink unit, double glazed window, fireplace, built in storage cupboard. door to rear hallway and bedroom.



BEDROOM

14'5 x 11'3 (4.39m x 3.43m)
A good sized double room with bay double glazed window, dado rail, fireplace with brick surround, electric heater.



REAR HALLWAY

Double glazed door to outside.

BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, frosted double glazed window, part tiled walls.



LOWER GROUND FLOOR

LIVING ROOM

13'9 x 10'3 (4.19m x 3.12m)
Carpeted with wall shelving



EXTERNALLY

The property has a private rear yard with partial walled surround and access to a communal bin store area.

