



EARLY VIEWING RECOMMENDED. A spacious second floor apartment situated within a highly desirable location. Comprising; communal hall, apartment hallway, living/dining room, kitchen, TWO BEDROOMS and spacious bathroom. Externally there is resident's parking space.

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.

EARLY VIEWING RECOMMENDED. A spacious second floor apartment situated within a highly desirable location. Comprising; communal hall, apartment hallway, living/dining room, kitchen, TWO BEDROOMS and spacious bathroom. Externally there is resident's parking.

COMMUNAL HALLWAY

With entrance door, security intercom and stairs to upper floors.

SECOND FLOOR LANDING

With sole access to the apartment.

HALLWAY

Entrance door, radiator, built in storage cupboard, access to roof void.

LIVING/DINING ROOM

19'0 x 15'8 (5.79m x 4.78m)

A spacious room with two double glazed windows, one understood to be south facing with distant views of the hills, fireplace with gas fire and open brick surround, radiator, security intercom system, two wall light points, door to;



KITCHEN

11'1 x 9'9 (3.38m x 2.97m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for electric cooker with extractor above, space for fridge/freezer, breakfast bar, wall mounted central heating boiler, double glazed window with views over The Cricket Ground towards The Dome.



BEDROOM ONE

18'9 into robes x 13'0 (5.72m into robes x 3.96m)

Fitted wardrobes, double glazed window, radiator.



BEDROOM TWO

13'1 x 9'7 (3.99m x 2.92m)

Double glazed window, radiator.



BATHROOM

11'0 x 6'0 (3.35m x 1.83m)

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, radiator, fitted storage cupboards, frosted double glazed window.



EXTERNALLY

To the front of the building there is a car park offering residents parking spaces.

