



Ground Floor



MISREPRESENTATION ACT 1967.

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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. This well presented GROUND FLOOR APARTMENT situated within a period conversion is likely to generate a good level of early interest. Comprising; living room, fitted kitchen, double bedroom and fitted bathroom. Externally there is residents parking together with pleasant communal gardens. **VIEWING RECOMMENDED.**

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### LIVING ROOM

17'0 x 10'0 (5.18m x 3.05m)

Glazed entrance door, window, opening onto;



### BATHROOM

Bath with centre tap, enclosed cistern WC, wash hand basin, part tiled walls, heated towel rail, door leading to storage cupboard.



### FITTED KITCHEN

9'6 x 7'1 (2.90m x 2.16m)

Fitted with wall and base mounted units with work surfaces over, single drainer sink unit, fitted oven with hob above, two windows.



### EXTERNALLY

There are communal gardens with water feature together with residents parking spaces.



### BEDROOM

12'10 x 10'1 (3.91m x 3.07m)

Two windows, wall mounted central heating boiler.