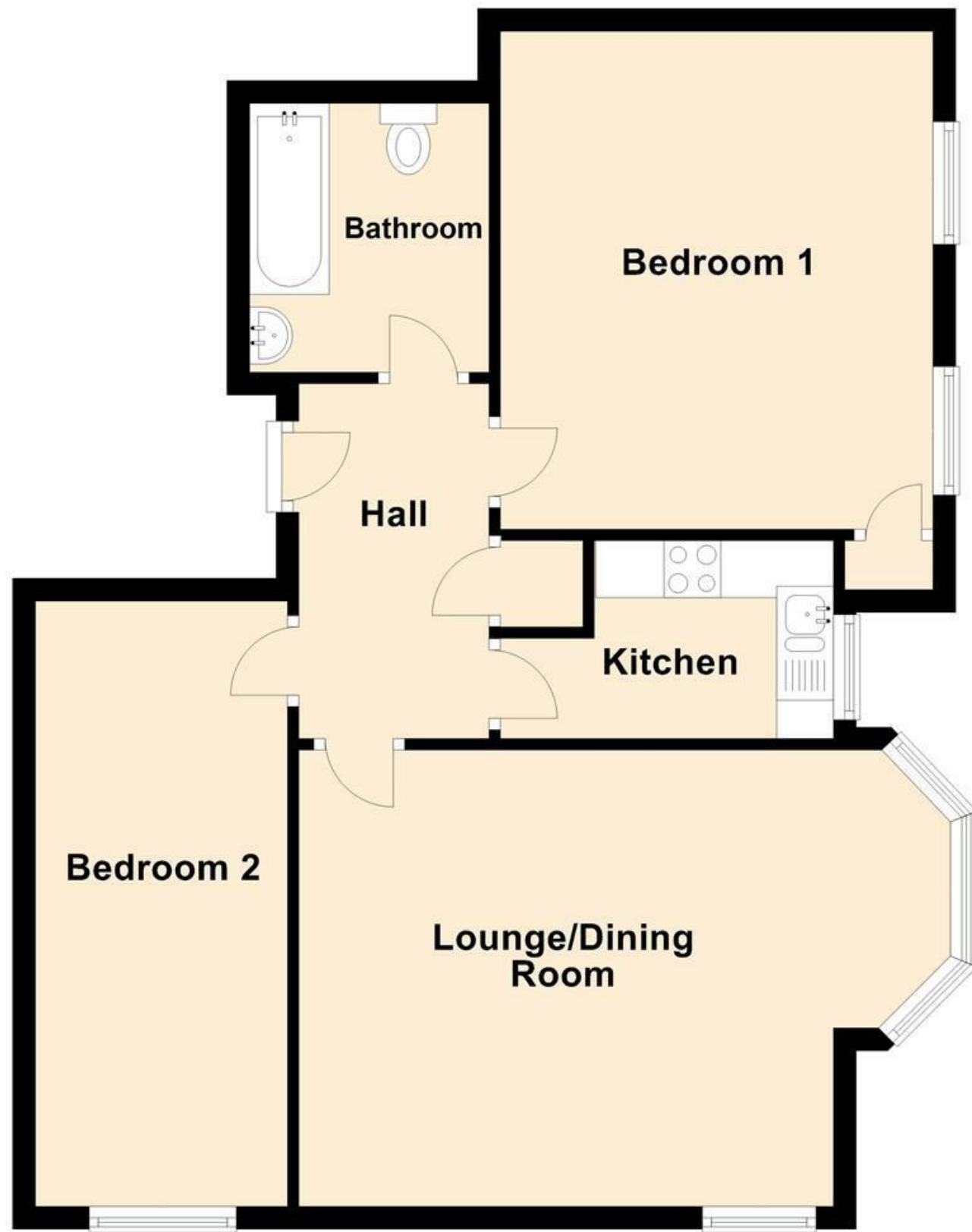


Ground Floor



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 spacious GROUND FLOOR APARTMENT situated within a highly popular location within close proximity of Pavilion Gardens. Comprising; hallway, living/dining room, fitted kitchen, TWO DOUBLE BEDROOMS and fitted bathroom. Externally there are communal gardens together with an ALLOCATED PARKING SPACE.

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COMMUNAL HALLWAY

Entrance door, letterboxes and lift access to upper floors.

APARTMENT HALLWAY

Electric heater, entrance door, security intercom system, ceiling coving, built in storage cupboard.

LIVING/DINING ROOM

18'10 x 12'11 into bay (5.74m x 3.94m into bay)
Double glazed bay window with stone mullions, double glazed window to side, three electric heaters.



FITTED KITCHEN

8'1 x 5'9 (2.46m x 1.75m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, space for washing machine, fitted oven with four ring electric hob and extractor above, space for fridge/freezer, double glazed window.



BEDROOM ONE

13'6 x 12'6 (4.11m x 3.81m)
Two double glazed windows, electric heater, airing cupboard with hot water cylinder.



BEDROOM TWO

17'6 x 7'3 (5.33m x 2.21m)
Double glazed window, electric heater, fitted wardrobes.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, tiled walls, heated towel rail.



EXTERNALLY

The property benefits from an allocated parking space whilst the building offers communal gardens.

