



**VIEWING RECOMMENDED.** A well presented and recently updated **FIRST FLOOR APARTMENT** situated within a central location and **OFFERED FOR SALE WITH NO ONWARD CHAIN.** Comprising; vestibule, hallway, living room with open plan fitted kitchen, **TWO BEDROOMS** (both with en-suite facilities).

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### FIRST FLOOR LANDING

#### ENTRANCE VESTIBULE

A private vestibule with radiator, entrance door and opening onto;

#### APARTMENT HALLWAY

Two radiators, meter cupboard.

### OPEN PLAN LIVING ROOM/FITTED KITCHEN

#### LIVING ROOM

17'10 x 12'7 into bay (5.44m x 3.84m into bay)

Double glazed bay window, double glazed window, radiator, fireplace with wooden surround, ceiling coving, marble effect hearth and back, opening onto;



#### FITTED KITCHEN

14'0 x 5'9 (4.27m x 1.75m)

Re-fitted with a range of wall and base mounted units with work surfaces over, single drainer sink unit with mixer taps, fitted oven with four ring electric hob and extractor above, space for washing machine.



### BEDROOM ONE

14'1 x 13'5 maximum including en-suite (4.29m x 4.09m maximum including en-suite)

Double glazed window, radiator, door to;



#### EN-SUITE

Corner shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

### BEDROOM TWO

11'5 x 11'1 narrowing to 7'3 (3.48m x 3.38m narrowing to 2.21m)

Double glazed window, radiator, cupboard housing wall mounted central heating boiler, door to;

#### EN-SUITE

Shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, double glazed window.

### APARTMENT ACCESS

The apartment access is via an external staircase located to the rear of the building.

