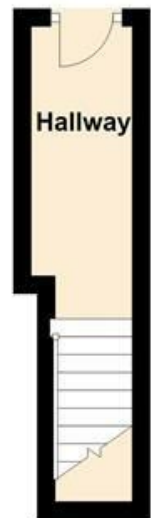
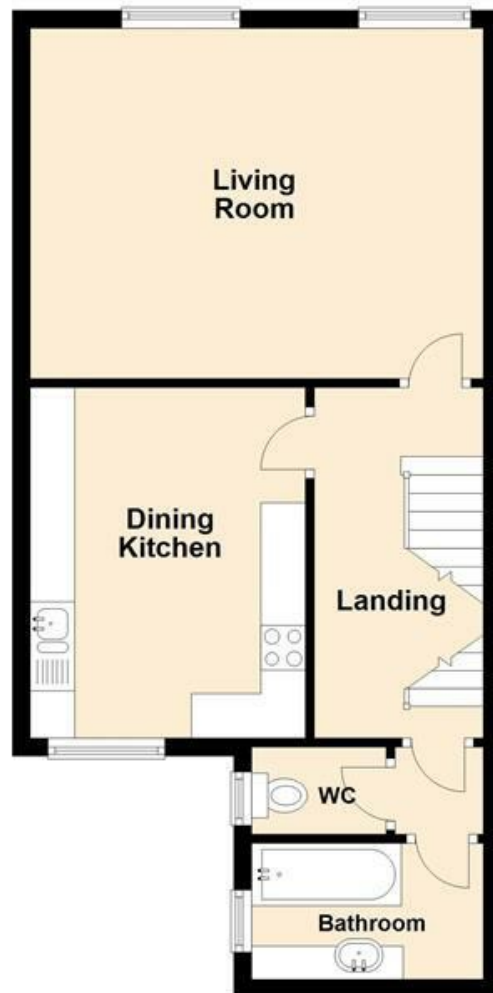




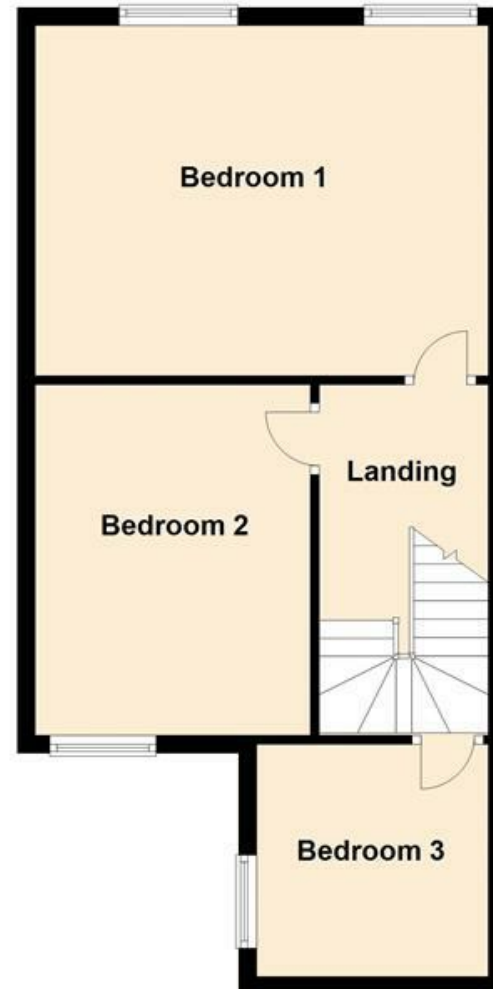
Ground Floor



First Floor



Second 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.

A spacious first floor DUPLEX APARTMENT situated within a convenient location. Comprising; private entrance hallway, living room, fitted dining kitchen, THREE BEDROOMS, bathroom and separate WC. Externally there is a walled frontage together with access to a drying area to the rear.

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PRIVATE ENTRANCE HALLWAY

10'10 x 3'10 plus stairs (3.30m x 1.17m plus stairs)
Entrance door, cloaks hanging space, ceiling coving, wood effect flooring, stairs to first floor.

FIRST FLOOR LANDING

Stairs to second floor, radiator.

LIVING ROOM

16'8 x 12'11 (5.08m x 3.94m)
Two double glazed windows, fireplace with wooden surround, cast iron fire with tiled inserts and living flame gas fire, two radiators.



DINING KITCHEN

12'11 x 10'3 (3.94m x 3.12m)
Fitted with wall and base mounted units with work surfaces over and tiled splash backs, double drainer sink unit with mixer tap, fitted double oven with four ring gas hob and extractor above, space for washing machine, space for tumble dryer, radiator, serving hatch to living room and space for table and chairs.



BATHROOM

Panelled bath with shower fittings over, vanity wash hand basin with cupboards beneath, frosted double glazed window, wall mounted central heating boiler, tiled walls, radiator.



SEPARATE WC

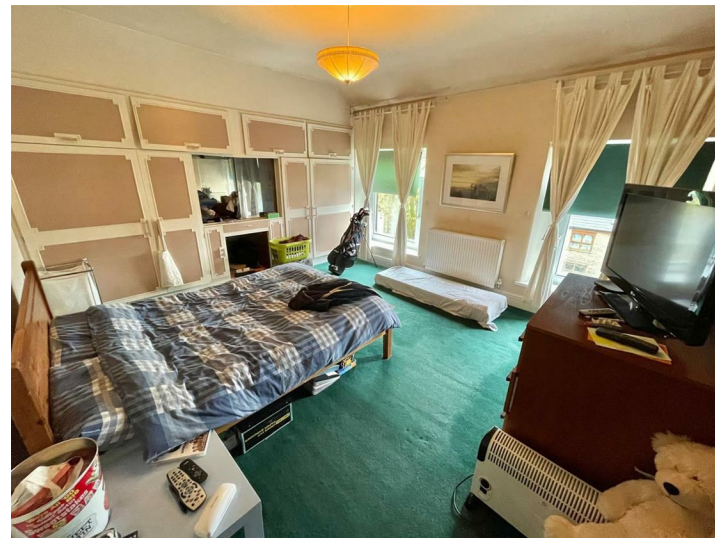
Enclosed cistern WC, frosted double glazed window, part tiled walls.

SECOND FLOOR LANDING

Skylight window.

BEDROOM ONE

16'5 x 12'11 into robes (5.00m x 3.94m into robes)
Fitted wardrobes, two double glazed windows, radiator.



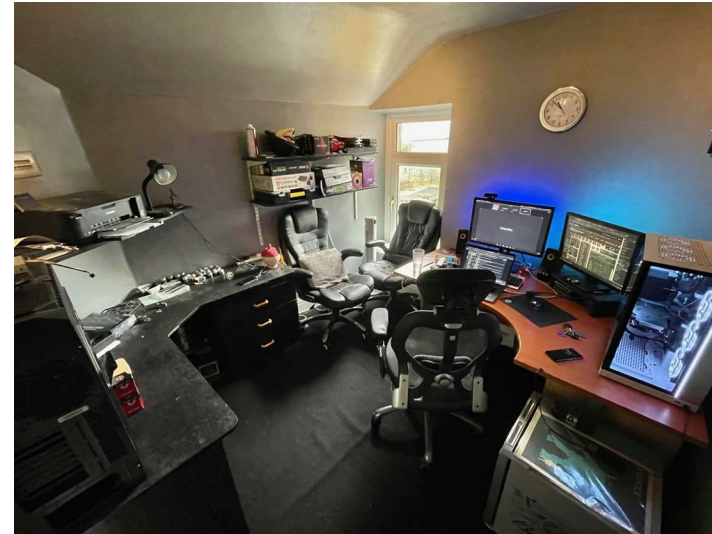
BEDROOM TWO

13'0 x 10'9 (3.96m x 3.28m)
Double glazed window, radiator.



BEDROOM THREE

9'1 x 8'11 (2.77m x 2.72m)
Double glazed window, radiator.



EXTERNALLY

The apartment offers a walled frontage together with access to a drying area towards the rear of the building.