

**Ground Floor**



MISREPRESENTATION ACT 1967.

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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 very well presented **APARTMENT** offering spacious accommodation and situated within a popular location. Comprising; hallway, living room, fitted kitchen, **TWO DOUBLE BEDROOMS** (master with en-suite) and family bathroom. Externally there are communal gardens together with **UNDERGROUND PARKING**.

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### COMMUNAL ENTRANCE HALL

Communal access and letter boxes.

### APARTMENT HALLWAY

Radiator, security intercom system, storage cupboard.

### LIVING ROOM

17'9 x 16'7 (5.41m x 5.05m)

A spacious room with double glazed window, double glazed patio door leading to garden, two radiators, under floor heating, opening onto;



### FITTED KITCHEN

13'10 x 9'5 (4.22m x 2.87m)

Fitted with a range of wall and base mounted units with granite work surfaces over, single drainer sink unit with mixer tap, fitted double oven with five ring gas hob and extractor above, fitted fridge/freezer, fitted dishwasher and washing machine, double glazed window, tiled flooring, radiator, cupboard housing central heating boiler.



### BEDROOM ONE

16'0 x 11'0 (4.88m x 3.35m)

Double glazed window, radiator, door to;



### FITTED BATHROOM

Jacuzzi style bath with centre tap, enclosed cistern WC, wash hand basin, tiled walls, tiled flooring, heated towel rail.



### EN-SUITE

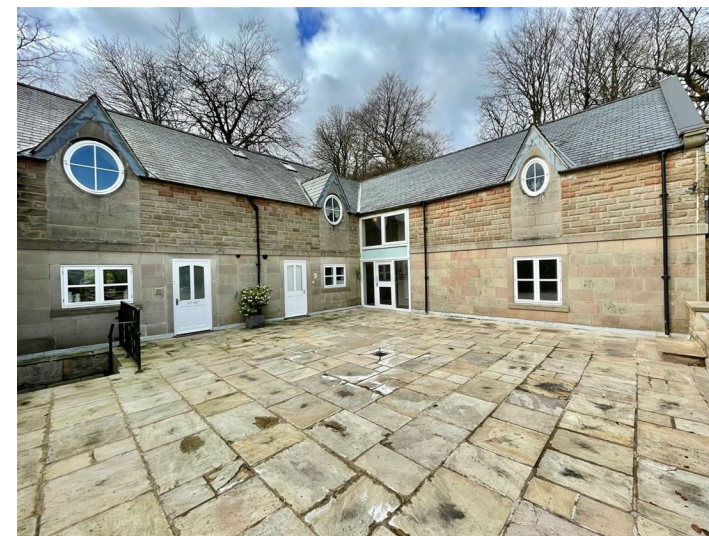
Corner shower cubicle with shower fittings over, wash hand basin, enclosed cistern WC, tiled walls, tiled flooring, heated towel rail.



### BEDROOM TWO

13'1 x 9'0 (3.99m x 2.74m)

Double glazed window, radiator.



### RESIDENTS UNDERGROUND PARKING

Underground parking spaces are available (subject to confirmation with our clients solicitor).



### NOTE

Please note that although the apartment is at ground floor level there are a couple of steps and a slight incline before accessing the apartment therefore may not be suitable for people with mobility issues.