



**EARLY VIEWING ESSENTIAL!** - A spacious **GROUND FLOOR APARTMENT** situated within a popular central location and **OFFERED FOR SALE WITH NO ONWARD CHAIN**. Comprising; hallway, lounge/dining room with **BALCONY OVERLOOKING COMMUNAL GARDENS**. Kitchen, **TWO DOUBLE BEDROOMS** (master with en-suite) and a further shower room. Externally there is an allocated parking space together with communal grounds.

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### COMMUNAL HALLWAY

Entrance door, letterboxes, stairs and lift access to upper floors.

### ENTRANCE HALLWAY

Entrance door, security intercom, radiator, walk in storage cupboard with electric meter.

### LOUNGE/DINING ROOM

20'6 x 15'1 (6.25m x 4.60m)

A spacious room with double glazed window, double glazed French doors with double glazed windows leading to the balcony, two radiators.



### BALCONY

12'8 x 5'11 (3.86m x 1.80m)

A good sized balcony with wrought iron surround, overlooking the communal gardens from a first floor position.



### FITTED KITCHEN

9'5 x 8'4 (2.87m x 2.54m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted washing machine, fitted dishwasher, fitted double oven with four ring electric hob and extractor above, cupboard housing space for fridge/freezer.



### BEDROOM ONE

15'1 x 13'5 narrowing to 7'7 (4.60m x 4.09m narrowing to 2.31m)

Double glazed window, radiator, fitted wardrobes and drawer unit, door leading to;



### EN-SUITE

Shower cubicle with shower fittings over, low level WC, vanity wash hand basin with cupboards beneath, radiator, part tiled walls, extractor fan.



### BEDROOM TWO

13'4 x 8'11 (4.06m x 2.72m)

Double glazed window, radiator.



### SHOWER ROOM

Double walk in shower cubicle with shower fittings over, enclosed cistern WC, vanity wash hand basin with cupboards beneath, radiator, part tiled walls, extractor fan.



### EXTERNALLY

The apartment benefits from an allocated parking space at the front of the building.

There are also delightful communal gardens together with visitors parking.



### COUNCIL TAX BAND - C

### LEASE INFORMATION

Lease length 150 years from 2007

Ground rent £200 pa

Service charge £1,220 pa