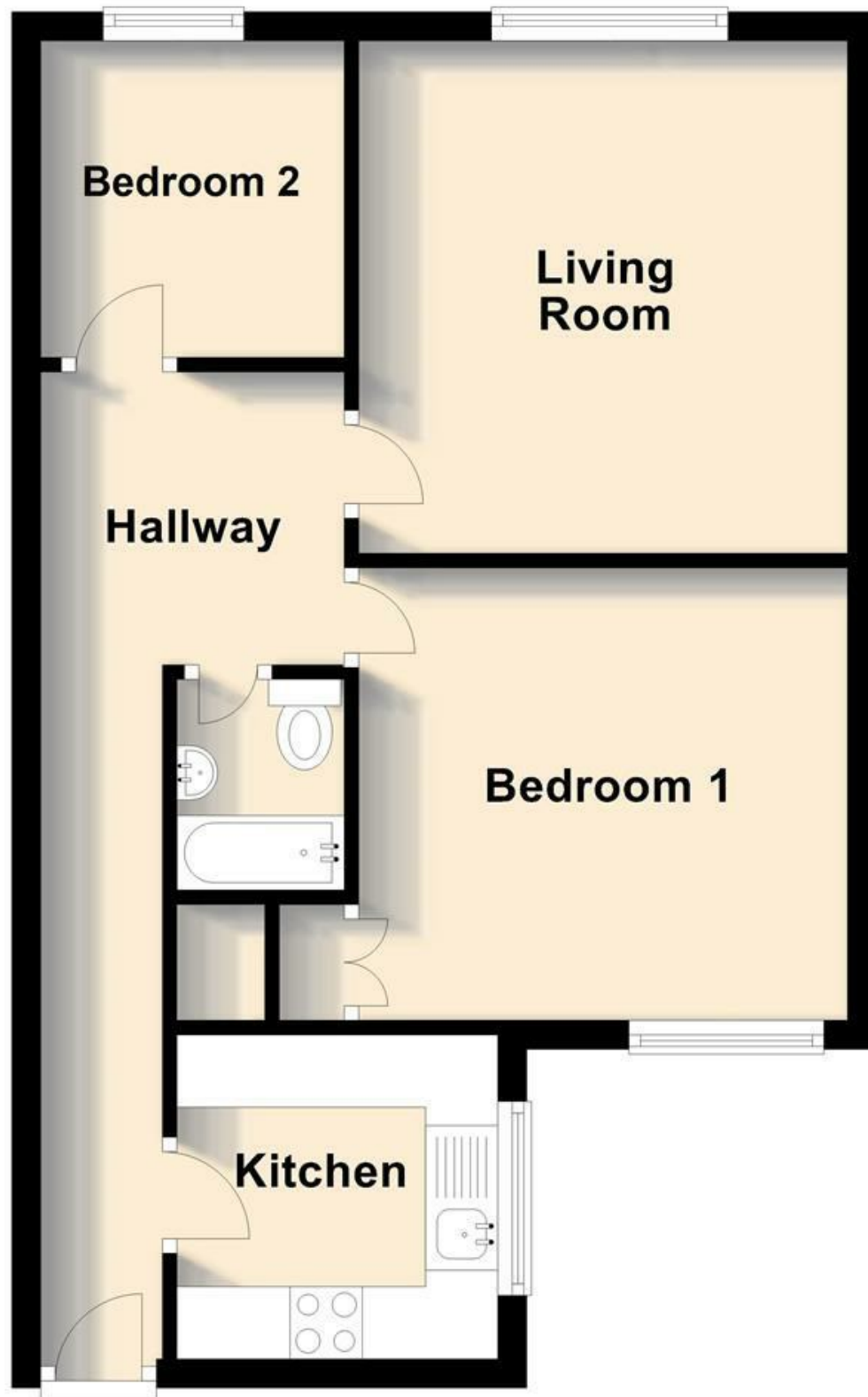


First Floor



ATTENTION ALL INVESTORS/FIRST TIME BUYERS. A conveniently located **FIRST FLOOR APARTMENT** situated within walking distance of the Market Place. Comprising; communal hallway, apartment hall, living room, fitted kitchen, **TWO BEDROOMS** and fitted bathroom. **VIEWING RECOMMENDED.**

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.

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COMMUNAL HALLWAY

Accessed from the rear of the building, stairs to first floor.

APARTMENT HALLWAY

Entrance door, wood effect flooring, security intercom system, cloaks hanging space, storage cupboard, radiator.

LIVING ROOM

12'4 x 11'1 (3.76m x 3.38m)

Double glazed window, fireplace with wooden surround, wood effect flooring, ceiling coving, radiator.



FITTED KITCHEN

7'4 x 7'3 (2.24m x 2.21m)

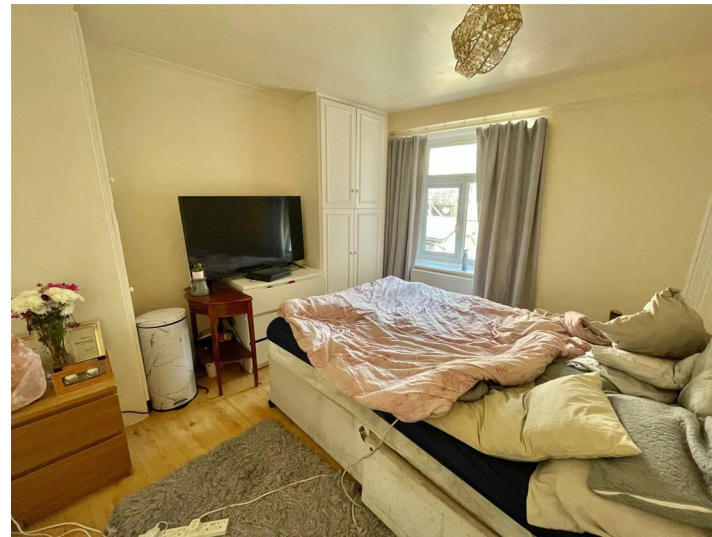
Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob and extractor above, tiled flooring, double glazed window, radiator.



BEDROOM ONE

11'4 x 9'6 (3.45m x 2.90m)

Double glazed window, radiator, wood effect flooring, built in storage cupboard.



BEDROOM TWO

7'2 x 6'3 (2.18m x 1.91m)

Double glazed window, wood effect flooring, radiator.



BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring.



LEASE INFORMATION

999 yrs from 2003

Ad hoc basis for repairs split between the 3 flats.

DISCLAIMER

In order to comply with the Estate Agents Act, please note that the property is being sold on behalf of an employee or associate of Wright Marshall Estate Agents.