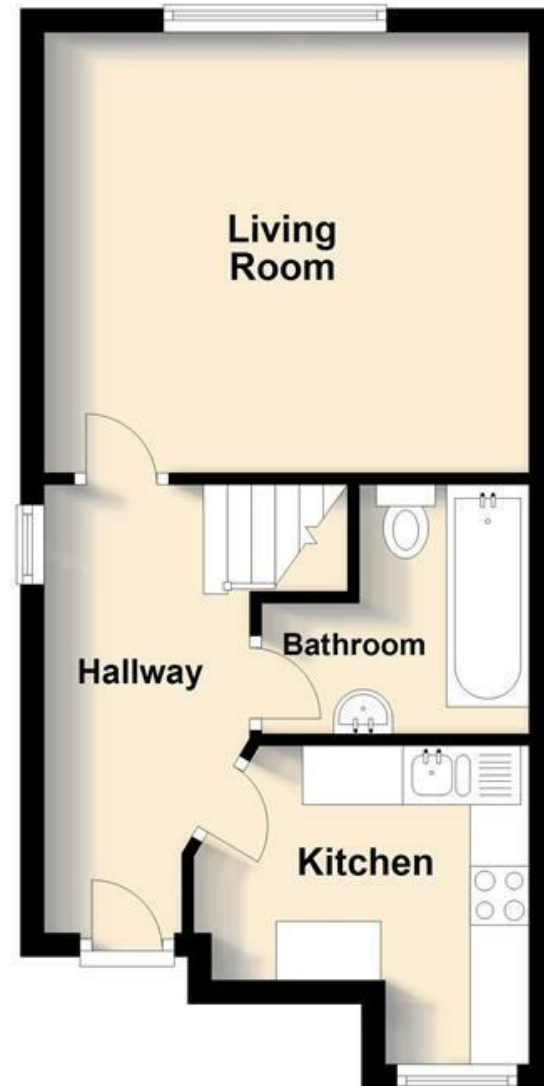


Second Floor



Top 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.

OFFERED FOR SALE WITH NO ONWARD CHAIN. A very well presented duplex apartment situated within a CENTRAL LOCATION and offering spacious accommodation ideally suited to either an investor or first time purchaser. Comprising; apartment hallway, living room, fitted kitchen, TWO BEDROOMS and fitted bathroom. EARLY VIEWING IS HIGHLY RECOMMENDED.

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### COMMUNAL ENTRANCE HALLWAY

(accessed from a doorway located on the left hand side of High Street Newsagents) With stairs to first floor allowing access to the apartment.

### APARTMENT HALLWAY

Entrance door, cloaks hanging space, wall mounted Wi-Fi controlled electric heater, double glazed window, wood effect flooring, stairs to second floor.



### FITTED KITCHEN

10'6 x 9'3 narrowing to 6'4 (3.20m x 2.82m narrowing to 1.93m)

Fitted with wall and base mounted units with solid oak work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted double oven with four ring electric hob and extractor above, space for washing machine and tumble dryer, space for fridge/freezer, double glazed window, wood effect flooring.



### BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, electric storage heater, part tiled walls, extractor fan.



### SECOND FLOOR LANDING

With access to second floor bedrooms.

### BEDROOM ONE

13'4 x 11'1 into robes (4.06m x 3.38m into robes)  
Wall mounted Wi-Fi controlled electric heater, double glazed window, fitted wardrobes with cupboards and drawers.



### BEDROOM TWO

13'4 x 10'4 maximum - part restricted head height (4.06m x 3.15m maximum - part restricted head height)  
Electric storage heater, double glazed Velux style window, exposed beams, airing cupboard with hot water cylinder.



### PLEASE NOTE

The apartment is accessed via a passageway to the right hand side of High Street Newsagents.

### COUNCIL TAX BAND - A



### LIVING ROOM

13'2 x 11'10 (4.01m x 3.61m)  
Sash window to front, two wall mounted electric heaters (one is Wi-Fi controlled and the other is a flame effect fire), wooden mantel, wood effect flooring.