

Lower 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.

Viewings to commence on Wednesday 28th September. OFFERED FOR SALE WITH NO ONWARD CHAIN. A very well presented lower ground floor apartment situated within a convenient location and benefitting from a PRIVATE ENTRANCE. Comprising; living room with media wall, fitted dining kitchen, TWO DOUBLE BEDROOMS and fitted luxury bathroom. Externally there is a residents PARKING SPACE to the rear of the building.

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FITTED DINING KITCHEN

14'7 x 12'1 into bay (4.45m x 3.68m into bay)
Private double glazed entrance door with two double glazed sash windows, fitted with wall and base mounted units with composite work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven, fitted microwave, five ring gas hob with extractor above, wall mounted central heating boiler, feature radiator, wood effect flooring, opening onto;



BEDROOM ONE

13'3 x 10'6 (4.04m x 3.20m)
Double glazed sash window, radiator, ceiling coving, range of wardrobes and drawer unit.



BEDROOM TWO

12'6 x 10'0 (3.81m x 3.05m)
Double glazed window, radiator, ceiling coving, range of wardrobes and drawer unit.



LUXURY BATHROOM

Oversized bath with built in wall television and drencher style shower fittings over, low level WC, wash hand basin, frosted double glazed sash window, tiled flooring, part tiled walls, heated towel rail.



EXTERNALLY

To the rear of the building there is a car park offering a parking space for the apartment.

The front of the building allows direct private access to the apartment via steps leading to a small patio area with outside lighting.

COUNCIL TAX BAND - B

LEASE INFORMATION

Lease length: 200 years starting from March 2016
Ground rent: £50 paid half yearly
Service charge: any charges are divided between the 4 apartments.



LIVING ROOM

15'5 x 12'8 plus bay (4.70m x 3.86m plus bay)
Double glazed sash bay window, media wall with shelving and wall mounted electric fire, wood effect flooring, ceiling coving, radiator, meter cupboard.



INNER HALLWAY

Accessing the bedrooms and bathroom, radiator, wood effect flooring, automated lighting.