



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.

A SIMPLY STUNNING GARDEN APARTMENT! Situated within a highly popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN this delightful lower ground floor apartment is sure to appeal to a wide variety of purchasers. Comprising; vestibule, living room, spacious conservatory, fitted breakfast kitchen, WC, inner hallway, TWO DOUBLE BEDROOMS (master with en-suite) and fitted bathroom. Externally there is a SUPERB PRIVATE GARDEN with patio together with parking space. **EARLY VIEWING IS A MUST.**

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ENTRANCE VESTIBULE

8'8 x 3'1 (2.64m x 0.94m)

Private entrance door, cloaks hanging space, fitted wall cupboard and space for washing machine.

LIVING ROOM

17'2 x 14'8 (5.23m x 4.47m)

Radiator, under floor heating, double glazed French doors leading to;



SPACIOUS CONSERVATORY

16'2 x 14'0 (4.93m x 4.27m)

Double glazed windows, double glazed glass roof, wood effect flooring, under floor heating.



FITTED BREAKFAST KITCHEN

12'8 x 8'6 (3.86m x 2.59m)

Fitted with wall and base mounted units with granite work

surfaces over and matching returns, single drainer sink unit with mixer tap, fitted oven with four ring electric hob with extractor above, fitted microwave, fitted steam oven, fitted fridge/freezer and fitted dishwasher, wood effect flooring, door to vestibule and space for table and chairs, under floor heating.



SEPARATE WC

Low level WC, wash hand basin, wall mounted central heating boiler, hot water cylinder, fitted storage cupboard, under floor heating.

INNER HALLWAY

Access to bedrooms and bathroom, under floor heating.



BEDROOM ONE

18'2x 10'10 (5.54mx 3.30m)

Double glazed French doors, fitted storage cupboard, under floor heating, door to;



EN-SUITE

8'3 x 7'11 (2.51m x 2.41m)

Panelled bath, walk in double shower cubicle, twin vanity wash hand basins with drawers beneath, enclosed cistern WC, heated towel rail, under floor heating, wood effect flooring.



BEDROOM TWO

13'5 x 10'10 (4.09m x 3.30m)

Double glazed window, under floor heating.



BATHROOM

8'11 x 7'7 (2.72m x 2.31m)

Free standing claw foot bath with telephone style hand held shower fittings over, walk in shower cubicle, twin pedestal wash hand basins, low level WC, heated towel rail, tiled flooring, tiled walls, two wall light points.



EXTERNALLY

The apartment offers parking to the front together with gated access to the rear.

The rear of the apartment benefits from a superb private garden, laid to lawn with borders and enclosed boundaries together with a patio area with seating.



LEASE INFORMATION

A lease is currently being put together. Further information to follow.

COUNCIL TAX BAND - C

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.