



Conveniently and centrally located top floor flat. Accommodation comprises : Fitted kitchen with appliances, useful open landing/dining area, spacious lounge, 2 double bedrooms and bathroom with shower over bath. The property benefits from gas central heating and ample storage. EPC Band D. Available immediately.

MISREPRESENTATION ACT 1967.

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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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