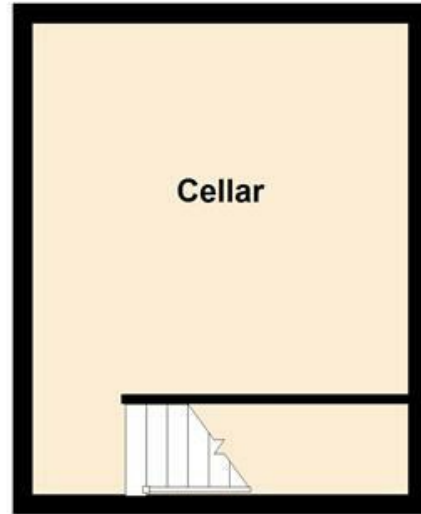


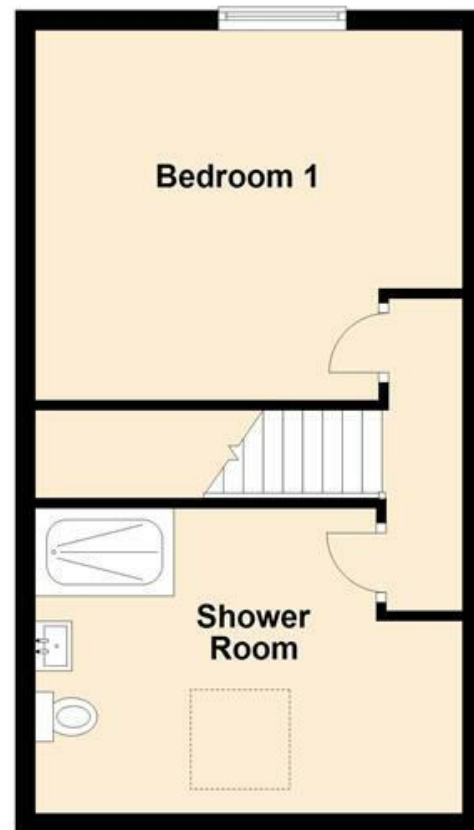
Lower Ground Floor



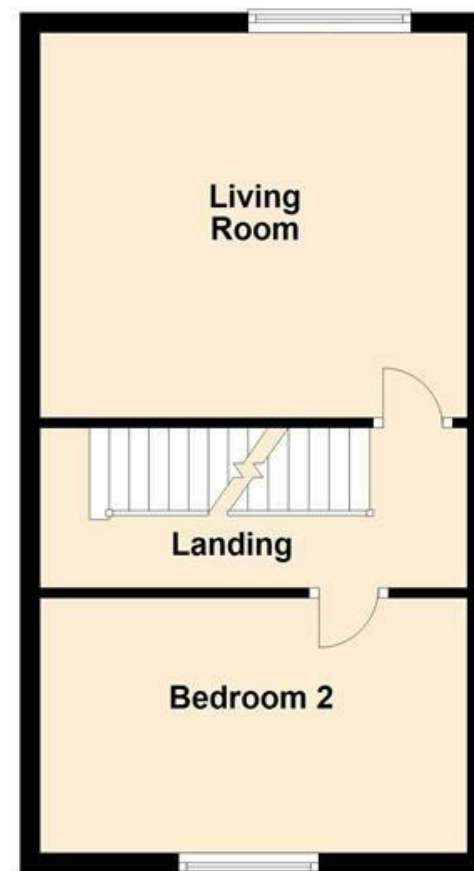
Ground Floor



Second Floor



First 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 this substantial **DUPLEX APARTMENT** offers **ACCOMMODATION SET OVER FOUR FLOORS** (including the cellar room). Comprising; hallway, dining kitchen, first floor living room, **TWO DOUBLE BEDROOMS** and spacious shower room. **VIEWING RECOMMENDED.**

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OFFERED FOR SALE WITH NO ONWARD CHAIN. This substantial DUPLEX APARTMENT offers accommodation set over four floors (including the CELLAR ROOM). Comprising; hallway, dining kitchen, first floor living room, TWO DOUBLE BEDROOMS and spacious shower room. VIEWING RECOMMENDED.

GROUND FLOOR

APARTMENT HALLWAY

Accessed from the rear of the building. Wiled flooring, radiator, stairs to first floor, entrance door and archway leading to;

DINING KITCHEN

10'9 x 10'4 (3.28m x 3.15m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, Belfast style sink unit with mixer tap, space for range style cooker, space for fridge/freezer, wall mounted central heating boiler, tiled flooring, sash window, door to cellar.

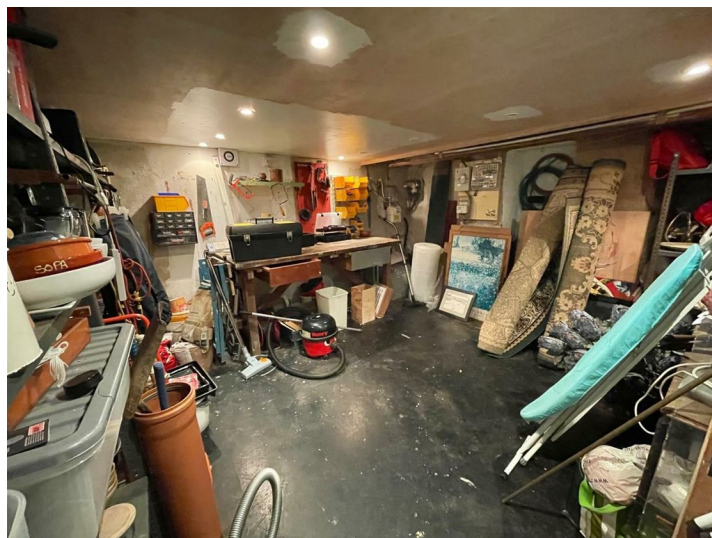


LOWER GROUND FLOOR

CELLAR ROOM

12'5 x 12'3 (3.78m x 3.73m)

With space for washing machine at the top of the stairs off the kitchen. Electric power and lighting, meters.



FIRST FLOOR LANDING

Radiator, stairs to second floor.



LIVING ROOM

13'1 x 12'9 (3.99m x 3.89m)

Double glazed window, radiator, wood flooring, inset cast iron fire surround.



BEDROOM TWO

11'9 x 8'5 (3.58m x 2.57m)

Sash window, radiator.



SECOND FLOOR LANDING

Stripped wood flooring, access to roof void, built in storage cupboard.

BEDROOM ONE

13'1 x 12'3 part restricted height (3.99m x 3.73m part restricted height)

Double glazed window, stripped wood flooring, cast iron fireplace.



SPACIOUS SHOWER ROOM

11'9 x 10'2 plus recess (3.58m x 3.10m plus recess)

Walk in double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls, double glazed Velux style window.

