

**First Floor**



A well presented first floor apartment situated within a popular location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; hallway, open plan living kitchen area, TWO BEDROOMS and fitted bathroom. Externally there are delightful communal gardens and parking spaces.

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.

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#### **NOTE**

Prospective purchasers are advised that none of the appliances or equipment referred to have been tested and as such, we are unable to comment on their condition.

#### **SERVICES**

Mains services are connected to the property.