



Offering a central location, this two-bedroom first-floor flat comprises a spacious living room with a bay window, a fitted kitchen, and two bedrooms, each with ensuite shower rooms. The property presents an excellent opportunity for first-time buyers or investors looking to let.

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.

Offering a central location, this two-bedroom first-floor flat comprises a spacious living room with a bay window, a fitted kitchen, and two bedrooms, each with ensuite shower rooms. The property presents an excellent opportunity for first-time buyers or investors looking to let.

COMMUNAL HALLWAY

UPVC external door and stairs leading to the flat.

LIVING ROOM

19'3 x 13'8 (max) (5.87m x 4.17m (max))

UPVC double-glazed bay window and two radiators.

KITCHEN

11'3 x 4'8 (3.43m x 1.42m)

UPVC double glazed window, fitted wall and base units, four-ring electric hob and oven with a stainless steel extractor fan over, sink and drainer with a mixer tap, plumbing for a washing machine, radiator, and tiled flooring.



EN-SUITE

UPVC double glazed window, corner shower cubicle with a wall mounted shower fitting, pedestal washbasin with a mixer tap, WC with a push flush, ladder style radiator, partially tiled walls, and tiled flooring.

NOTES

The property is believed to be leasehold, subject to solicitor verification.

Lease Information: We are advised that the lease 999 years from August 1992

Council Tax Band: A

EPC Rating: TBC



BEDROOM ONE

11'1 x 8'10 (3.38m x 2.69m)

UPVC double glazed window and a radiator.

BEDROOM TWO

11'4 x 7'10 (3.45m x 2.39m)

UPVC double glazed window and a radiator.

EN-SUITE

Shower cubicle with a wall mounted shower fitting, pedestal washbasin with a mixer tap, WC with a push flush, partially tiled walls, and tiled flooring.

