



Situated in the town centre, this first-floor flat offers an excellent opportunity for both buy-to-let investors and first-time buyers alike. Conveniently located, the flat provides easy access to local amenities and transport links. Internally, it comprises an open living room and kitchen, a bedroom with fitted wardrobes, and a newly fitted shower room. The flat has also been recently decorated throughout.

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LIVING ROOM

14'1 x 12'03 (4.29m x 3.73m)

UPVC double-glazed window, electric radiator, open layout to the kitchen.



KITCHEN

7'76 x 8'91 (2.13m x 2.44m)

Kitchen:

Fitted units at base and eye level, four-ring electric hob, stainless steel extractor fan, integral oven, and plumbing for a washing machine.



BEDROOM

Two UPVC double-glazed windows and fitted wardrobes.



BATHROOM

6'97 x 5'14 (1.83m x 1.567m)

Bathroom:

UPVC double-glazed window, walk-in shower cubicle with electric shower, WC, pedestal washbasin, and tile-effect flooring.



NOTE

This property is believed to be Leasehold subject to the verification of a prospective purchaser's solicitor.

LEASE INFORMATION

We are advised by the vendors that the lease is:

199 years with approx 187 remaining

Service charge: £1,690 pa

Ground rent: £200 pa

No restrictions with regards to holiday lets and pets