

**Lower Ground Floor**



A very well presented lower ground floor apartment situated within a highly popular central location. Benefitting from a private entrance and comprising; living/dining room, fitted kitchen, inner hallway, TWO DOUBLE BEDROOMS and spacious bathroom. Externally there is an allocated parking space. **EARLY VIEWING IS ESSENTIAL.**

MISREPRESENTATION ACT 1967.

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A very WELL PRESENTED lower ground floor apartment benefitting from a PRIVATE ENTRANCE and comprising; living/dining room, fitted kitchen, inner hallway, TWO DOUBLE BEDROOMS and spacious bathroom. Externally there is an ALLOCATED PARKING SPACE and situated within a highly popular central location. VIEWING IS ESSENTIAL.

### PRIVATE ENTRANCE

With double glazed entrance door leading to;

### LIVING/DINING ROOM

18'6 x 13'11 (5.64m x 4.24m)

A spacious room with both lounge and dining areas, double glazed sash window, built in shelving, two radiators and wall mounted electric fire, opening onto;

### LIVING ROOM AREA



### DINING AREA



### FITTED KITCHEN

10'2 x 8'0 into recess narrowing to 4'8 (3.10m x 2.44m into recess narrowing to 1.42m)

Fitted with wall and base mounted high gloss units with work surfaces over and matching returns, single drainer sink unit with mixer tap, fitted fridge/freezer, fitted dishwasher, fitted oven with four ring electric hob and extractor above, fitted wine cooler and wine rack, concealed lighting.



### INNER HALLWAY

Radiator, utility cupboard with space for washing machine.



### BEDROOM ONE

13'9 x 13'6 (4.19m x 4.11m)

Double glazed sash window, radiator.



### BEDROOM TWO

13'5 x 10'2 (4.09m x 3.10m)

Double glazed sash window, radiator, airing cupboard with wall mounted central heating boiler.

### BATHROOM

9'0 x 7'4 (2.74m x 2.24m)

Panelled bath, low level WC, wash hand basin, corner shower cubicle with shower fittings over, heated towel rail, tiled flooring.



### EXTERNALLY

The apartment benefits from an allocated parking space together with mature borders and plantings.