



MISREPRESENTATION ACT 1967.

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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.

NO ONWARD CHAIN - This generously proportioned and tastefully presented **FIRST FLOOR APARTMENT** is ideally situated within a desirable area. Offering a hallway, spacious living room with dining area, featuring a delightful **BALCONY OVERLOOKING GARDENS**, a modern fitted kitchen, **TWO DOUBLE BEDROOMS** (master with en-suite), and a well-appointed bathroom. Outside, residents benefit from an allocated parking space and access to communal gardens.

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COMMUNAL HALLWAY

Stairs and lift access to upper floors.

HALLWAY

Fire door, built in cupboard, and a radiator.



LIVING ROOM

15'4 x 20'10 (4.67m x 6.35m)

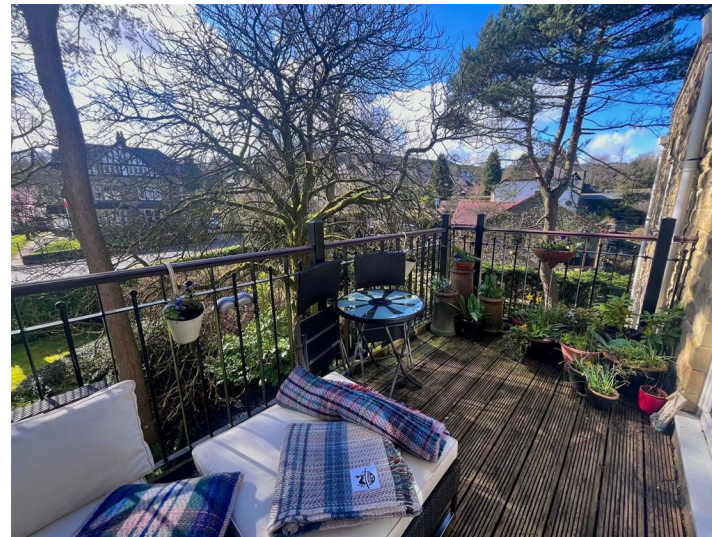
UPVC double glazed double doors leading to the balcony, UPVC double glazed windows, and two radiators.



BALCONY

6'2 x 13'1 (1.88m x 3.99m)

Wooden flooring, metal balustrade overlooking the communal gardens.



KITCHEN

9'7 x 8'8 (2.92m x 2.64m)

Fitted wall and base units, four electric hob with a stainless steel extractor fan over, integral oven and microwave, stainless steel sink and drainer with a mixer tap over, integral fridge freezer, integral washer dryer, and tile effect flooring.



BEDROOM ONE

15'5 x 13'10 (4.70m x 4.22m)

UPVC double glazed window and a radiator.



EN SUITE

5'11 x 5'5 (1.80m x 1.65m)

Shower cubicle with a wall mounted shower fitment, WC with a push flush, washbasin with a mixer tap over, chrome ladder style radiator, and part tiled walls.



BEDROOM TWO

9'4 x 13'8 (2.84m x 4.17m)

UPVC double glazed window and a radiator.



BATHROOM

6'2 x 8'5 (1.88m x 2.57m)

Bath with a mixer tap, pedestal washbasin with a mixer tap over, WC with a push flush, radiator, and part tiled walls.



EXTERIOR

The building benefits from pleasant communal gardens together with an allocated residents' parking space.



NOTES

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

Lease Information: We are advised that the lease 150 years from 2007

Council Tax Band: C

EPC Rating: TBC