

## Ground Floor



A recently refurbished GROUND FLOOR APARTMENT situated within a convenient location and OFFERED FOR SALE WITH NO ONWARD CHAIN. Comprising; private entrance hallway, lounge/dining room, fitted kitchen, double bedroom and fitted bathroom. Space for potential parking to the front.

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.

A recently refurbished GROUND FLOOR APARTMENT situated within a convenient location to the town centre. Accommodation comprises ; private entrance hallway, lounge/dining room, fitted kitchen, double bedroom and fitted bathroom Available immediately. EPC Band C

### PRIVATE ENTRANCE HALLWAY

Double glazed entrance door, wood effect flooring, ceiling downlighters.

### LOUNGE/DINING ROOM

18'0 x 10'6 (5.49m x 3.20m)

Two double glazed windows, wood effect flooring, radiator, ceiling downlighters.



### BATHROOM

Re-fitted with walk in double shower cubicle, low level WC, vanity wash hand basin with drawers below, wall paneling, extractor fan and tiled flooring.



### FITTED KITCHEN

11'6 x 6'9 (3.51m x 2.06m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor over, space for washing machine, double glazed window, wood effect flooring, wall mounted central heating boiler.

### EXTERNALLY

To the front of the building there is potential space for parking.



### DOUBLE BEDROOM

12'0 x 10'5 (3.66m x 3.18m)

Double glazed window, radiator, wood effect flooring and ceiling downlighters.