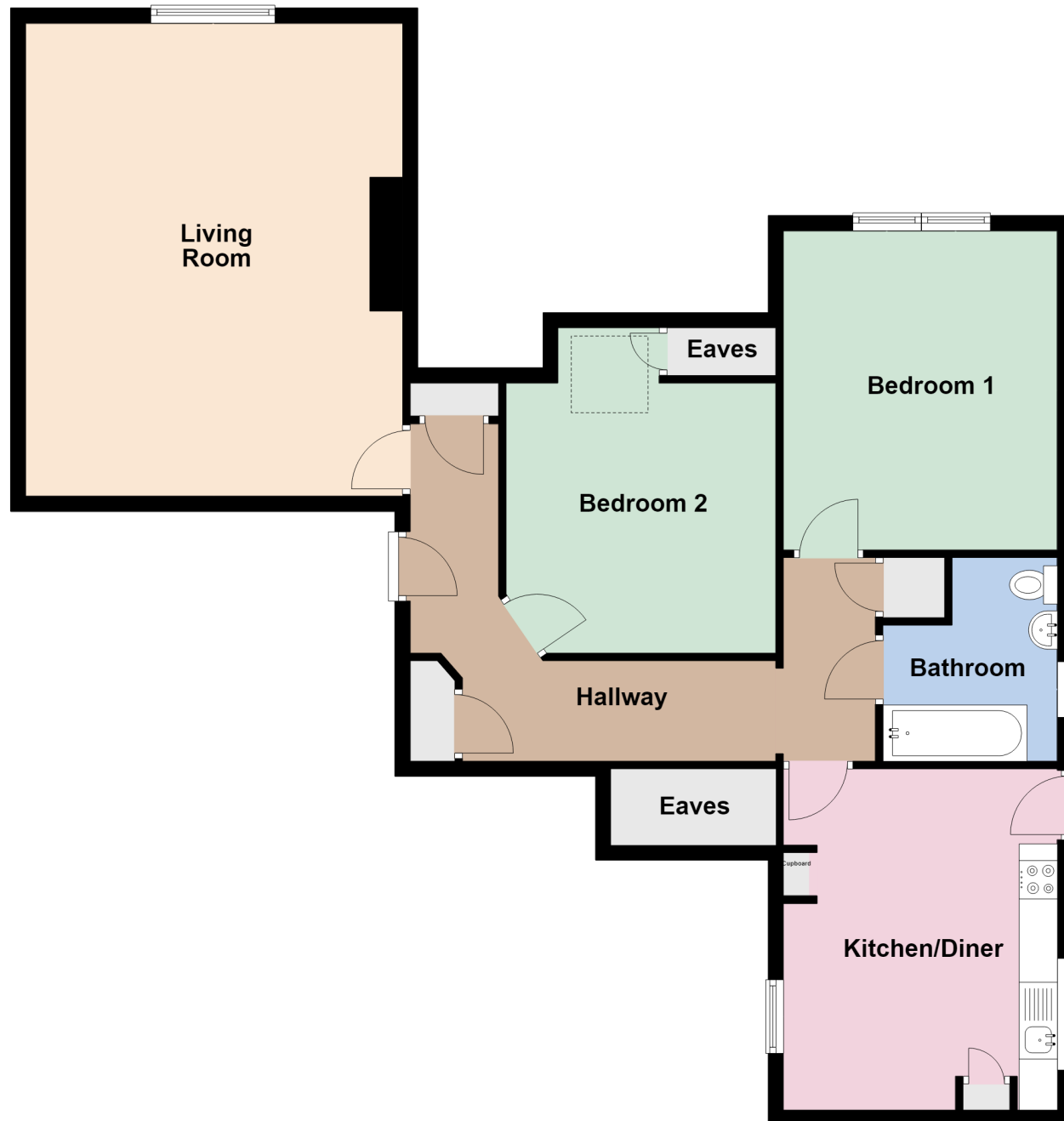


Second Floor



All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.
Plan produced using PlanUp.

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.



NO ONWARD CHAIN – A SPACIOUS SECOND FLOOR APARTMENT situated in a **SOUGHT AFTER RESIDENTIAL AREA**, within close proximity to The Pavilion Gardens, The Opera House, the town centre, and excellent transport links. The accommodation comprises an entrance hall, a spacious living room, a fitted kitchen, **TWO BEDROOMS**, and a fitted bathroom. Externally, the property benefits from well maintained communal gardens and an allocated parking space.

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Second Floor Landing

Accessed via an external stone staircase.

Communal Landing

Entrance door, stripped wood flooring, storage cupboards, access to just two apartments.

Entrance Hall

Timber entrance door, three built-in cupboards, loft access, and access to the eaves storage.

Living Room

20'2 x 16' (6.15m x 4.88m)
Two timber framed sash windows, an open fireplace, and a radiator.

Kitchen

14'7 x 12' (4.44m x 3.66m)
Timber entrance door, two uPVC double glazed windows, fitted base units with a wood effect worktop over, stainless steel one and a half bowl sink and drainer with a mixer tap over, space for a cooker, plumbing for a washing machine, built-in cupboard, radiator, combi boiler, and wood effect flooring.

Bedroom One

13'9 x 11'7 (4.19m x 3.53m)
Two timber framed sash windows and a radiator.

Bedroom Two

11'6 x 11'4 (3.51m x 3.45m)
uPVC Velux window, radiator, and access to the eaves storage.

Exterior

The property has access to large communal gardens and an allocated parking space.

