



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Viewing by appointment only

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An excellent freehold investment opportunity to purchase this one bedrooms first floor flat and a 305 square foot ground floor office space with a Class E classification.

- First floor apartment with one allocated parking space.
- Ground floor 305sqft office space with window display.

#### Ground Floor

##### Office Space

Laminate flooring and dimplex heaters, double glazed windows to the front and side, built-in cupboards.

##### Cloakroom

Low level WC, wash hand basin.

#### First Floor

##### Lounge/Kitchen

19' 0" x 9' 05" (5.79m x 2.87m)  
Base and wall mounted units with work surfaces over, stainless steel sink and drainer, oven and electric hob with extractor over, space for appliances, electric heating, double glazed windows to the front, laminate flooring.

##### Bedroom

10' 2" x 9' 3" (3.10m x 2.82m)  
Access to loft, electric heater, double glazed window to the side.

##### Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, heated towel rail.

