

Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (69-80)
G (1-20)	A (92-100)
76	83

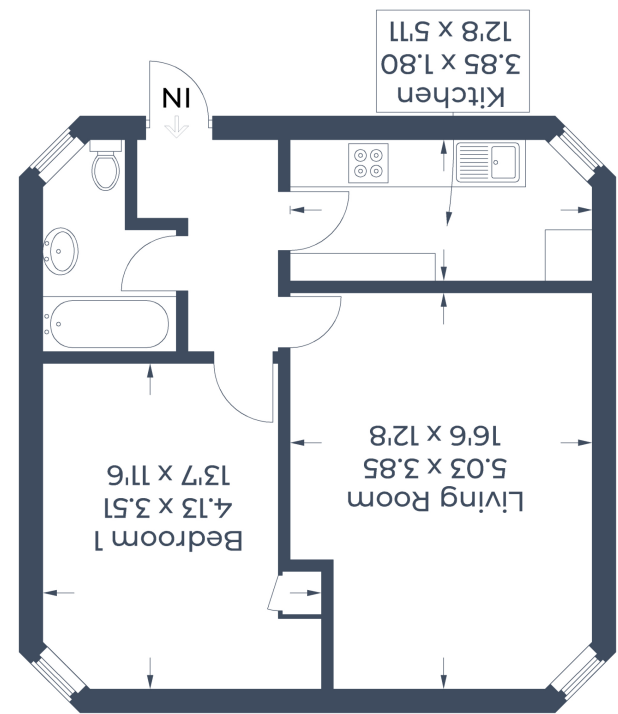


Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for Peter & Lane

Approximate Gross Internal Area = 48.4 sq m / 521 sq ft





- One bedroom apartment close to town centre.
- Separate kitchen.
- Communal gardens.
- Ideal INVESTMENT or FIRST TIME BUY.
- First floor.
- Allocated parking space.
- No forward chain.

Ground Floor

Communal Entrance
stairs to the First Floor

Accommodation
Door to

Entrance Hall
lamineate flooring

Kitchen
base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel single drainer sink unit, integrated electric oven and hob, plumbing for washing machine, space for fridge freezer, gas boiler for hot water, window to the front aspect, laminate flooring

Lounge
window to the rear aspect, TV & telephone points

Bedroom
window to the rear aspect, built in cupboard

Bathroom
bath with mixer tap and shower attachment and fully tiled surround, pedestal wash basin, W.C, frosted window, electric towel radiator

Outside

Communal Gardens & Parking
the property has communal gardens and an allocated parking space

Leasehold

Lease
we are informed that the Lease was extended in 2017 and has around 155 years remaining. The current management and service charges are £1549.60. This will be confirmed by your conveyancer.

Rental

The current tenancy expires 21st January 2025. Current Tenant pays £650 pcm. Managing Agents have informed us that market rental figure is £800 pcm.

