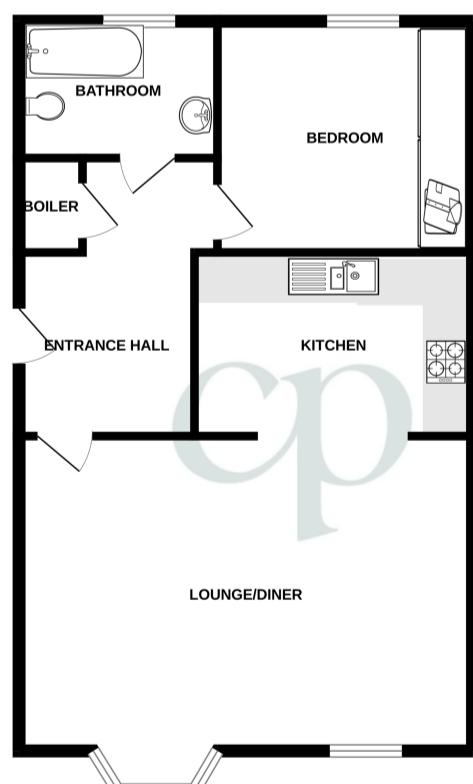




GROUND FLOOR



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.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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An excellent opportunity to purchase this ground floor one bedroom apartment with no upper chain which also includes one allocated parking space.

- No upper chain
- One bedroom with fitted wardrobes
- Open plan kitchen
- Allocated parking space
- 999 year lease from August 2007
- Ground floor apartment

## Ground Floor

### Entrance Hall

Front entrance door, laminate flooring, cupboard with wall mounted boiler, radiator.



### Lounge

17' 8" x 10' 1" (5.38m x 3.07m) Double glazed bay window to front, radiator.



### Kitchen

11' 0" x 5' 9" (3.35m x 1.75m) Open plan kitchen with a range of base and wall mounted units with work surfaces over, stainless steel sink drainer unit, oven, four ring gas hob with extractor hood over, space for washing machine.

### Bedroom

10' 4" x 9' 2" (3.15m x 2.79m) into wardrobes, double glazed window to rear, fitted wardrobes, radiator.

### Bathroom

Double glazed window to rear, a white suite comprising of panelled bath with shower over, wash hand basin, low level w/c, part tiled to splashback areas, radiator.

### Allocated Parking Space

One single allocated parking space.

#### NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and open greens, therefore this will usually incur management fees.

These are preliminary details to be approved by the vendor.

