



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

Country Properties | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: welwync@country-properties.co.uk  
www.country-properties.co.uk

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Offered with no onward chain, this well-presented modern apartment is ideally located close to the town centre and mainline train station. The property features two double bedrooms with private balcony access, a modern bathroom, and a spacious open-plan living area with contemporary kitchen. Further benefits include allocated parking, a 122-year remaining lease, and the opportunity to purchase a 40% shared ownership. An ideal first-time buy or investment opportunity.

- NO ONWARD CHAIN
- MODERN APARTMENT
- MODERN BATHROOM
- 2 DOUBLE BEDROOMS WITH PRIVATE BALCONY
- SPACIOUS LIVING ROOM WITH MODERN KITCHEN
- REMAINING LEASE - 122 YEARS
- AVAILABLE FOR 40% SHARE!
- ALLOCATED PARKING
- CLOSE TO TOWN CENTER AND TRAIN STATION

#### Ground Floor

##### Lobby

Buzzer entry system with video. Lift and stairs leading to all floors.

#### Third Floor

##### Entrance Hall

Laminated flooring. Sunken ceiling downlighters. Wall mounted video entry system. Radiator. Doors leading to all rooms. Door leading to airing cupboard which houses space for washing machine. Air ventilation system.

##### Living Room

Carpeted. Double glazed uPVC windows overlooking the side. UPVC doors leading onto balcony. TV aerial ports and phone line. Thermostatically controlled radiator. Sunken ceiling downlighters.



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#### Kitchen / Diner

Laminated flooring . Wall and floor storage cupboards. Integrated appliances include dishwasher, electric oven, Neff four ring electric hob and extractor hood over. Space for freestanding fridge freezer. 11/2 stainless steel sink basin with chrome mixer tap. Wall mounted Vaillant boiler. Sunken ceiling downlighters and air ventilation system.

#### Bedroom

Carpeted. Radiator. TV aerial points. Double glazed uPVC windows overlooking the front. Fitted wardrobes.

#### Bedroom

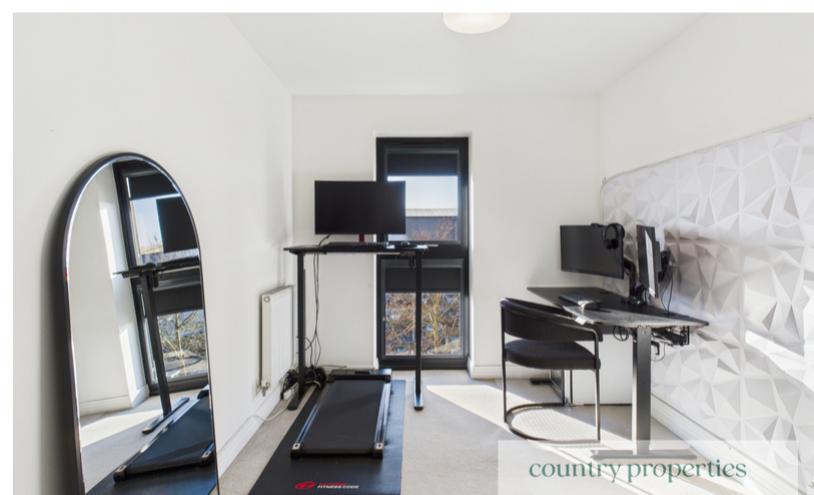
Carpeted. Phone line. Double glazed uPVC windows overlooking the front. Thermostatically controlled radiator. Fitted wardrobes

#### Bathroom

Three piece bathroom suite comprising of low level WC with dual flush. Sink basin with chrome mixer taps with draw storage underneath. Low level panel bath with thermostatically controlled shower with riser adjustment and separate shower head connector from the taps. Wall mounted heated towel rail. Shaver point. Sunken ceiling downlighters. Air Ventilation system.. Tiled flooring and partially tiled walls.

#### Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks.



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