



This two-bedroom ground floor flat is offered for sale with no upward chain, It has easy access to city centre and motorway networks. Benefiting from double-glazing and gas central heating throughout. Comprises of a spacious lounge with patio door leading into patio area, a fitted kitchen with gas hob/oven. The master bedroom benefits from having fitted wardrobes and the fully tiled bathroom has a bath and electric shower over. Other features include well-maintained communal gardens and a garage to the rear.

Approach

Well maintained communal grounds, front and rear access to the block

Entrance Hallway

17'1" x 3'4" (5.23 x 1.03)

Carpeted, 1x Radiator

Living Room

13'8" x 11'9" (4.18 x 3.59)

Carpeted, Double glazed Window, Double glazed single patio door, 1x Radiator

Kitchen

7'4" x 8'10" (2.26 x 2.70)

Laminated flooring, fitted units with worktops over, stainless steel sink, integrated oven and hob, boiler, double glazed window

Bedroom One

9'11" x 15'10" max (3.03 x 4.83 max)

Carpeted, Fitted wardrobes, double glazed window, 1x Radiator

Bedroom Two

10'0" x 10'9" max (3.05 x 3.29 max)

Carpeted, double glazed window, 1x Radiator

Bathroom

8'10" x 9'8" max (2.70 x 2.96 max)

Vinyl flooring, fitted suite with low level WC, basin and bath with electric shower over, double glazed window, storage cupboard, 1x radiator

Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

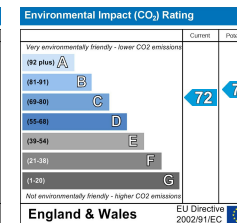
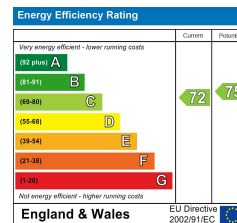


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanItUp.



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