

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£84,950



VIEWING STRICTLY BY APPOINTMENT ONLY

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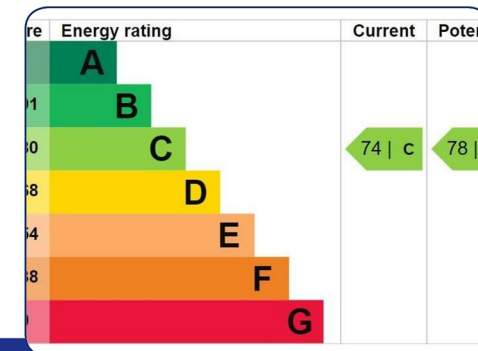
- GROUND FLOOR APARTMENT
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- BLINDS INCLUDED IN SALE
- EPC RATING - C



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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THE PROPERTY COMPRISES:

ACCOMMODATION

LOUNGE / KITCHEN

20'10" x 16'2" (6.35m x 4.93m)

Kitchen having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, stainless steel extractor hood, space for fridge / freezer, plumbed for washing machine.

Living area having ornamental fireplace with electric fire, laminated wooden floor, patio doors.

HALLWAY

Having hotpress.

MASTER BEDROOM

11'4" x 10'11" (3.45m x 3.33m)

Having laminated wooden floor.

EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, tiled floor.

BEDROOM 2

11'9" x 6'9" (3.58m x 2.06m)

BATHROOM

Comprising bath with tiling around, whb and wc, tiled floor.

EXTERIOR FEATURES

Communal garden to rear.

Tarmac driveway.

