



Offered for sale with no forward chain

Two good size bedrooms

Popular residential street

Four piece bathroom suite

Ground floor flat

Recently decorated with new flooring

Town centre location

Ideal for first time buyers and investors

Offered for sale with no forward chain, is this deceptively spacious ground floor flat. The property has been freshly decorated and had new flooring and carpets laid. Located just on the outskirts of the town centre, within a popular residential area, this is the ideal property for first time buyers, investors, or anyone looking to downsize, or likes the convenience of living in the town centre. The accommodation briefly comprises, entrance hall, spacious, light, and airy lounge diner and fitted kitchen. There are two well presented, and well proportioned bedrooms, and a good size bathroom, which boast a four piece suite. Externally, there is communal parking to both the front and rear of the building and a useful outside store. Viewing is advised to appreciate this lovely property.

ACCOMMODATION

Entrance hall

The large entrance hall is well presented, with neutral décor, and newly fitted carpet. There is a useful, built-in storage cupboard and storage heater. Provides access into two bedrooms, bathroom, and lounge.

Lounge

The bright and spacious lounge has two uPVC double glazed windows, which provide plenty of natural light. There is a storage heater, and modern, wall mounted pebble effect, electric fire. The room benefits from a TV point, decorative coving, and Internet and telephone connection points. With access into the kitchen.

Kitchen

A good size kitchen with a range of contemporary wall and base units with contrasting work surfaces and tiled splash backs. There is a 1.5 stainless steel sink and drainer unit with mixer tap, plumbing for washing machine and space for a freestanding cooker, with stainless steel and curved glass extractor hood above. There is ample space for a freestanding fridge freezer and a uPVC double glazed window which overlooks the side of the property. The kitchen features newly laid, herringbone style vinyl flooring.

Bedroom one

A spacious, well presented double bedroom recently decorated with neutral décor, and fitted with new carpeting. There is a uPVC double glazed window which overlooks the rear of the property and fitted with vertical blinds.

Bedroom two

Well proportioned, single bedroom recently decorated with neutral décor, and fitted with new carpeting. There is a uPVC double glazed window, which overlooks the side of the property, fitted with vertical blinds.

Bathroom

The spacious bathroom benefits from a four piece suite, which briefly comprises of walk-in shower cubicle with bi-folding glass door and electric shower. There is a bath, a pedestal sink and toilet. The bathroom features tiled splash backs and part tiled walls. There is a wall mounted, mirrored cabinet, a chrome towel, heating, radiator, tile effect, vinyl flooring and a uPVC double glaze frosted glass window.

Externally

To the rear of the property, is a communal car park and a useful, storage area. To the front there are additional secure parking spaces which are again communal.



TENURE

We have been informed by the vendor that the property is leasehold with a rolling 999 years remaining and a monthly charge of £50 for residents and £60 a month for renting.

COUNCIL TAX BAND A

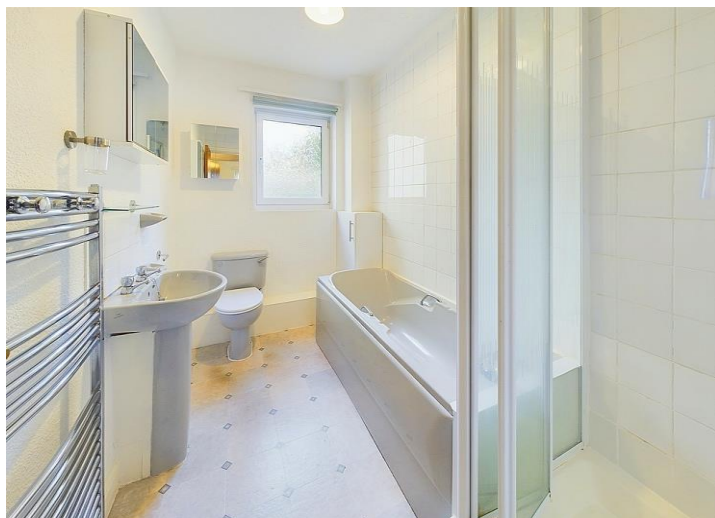
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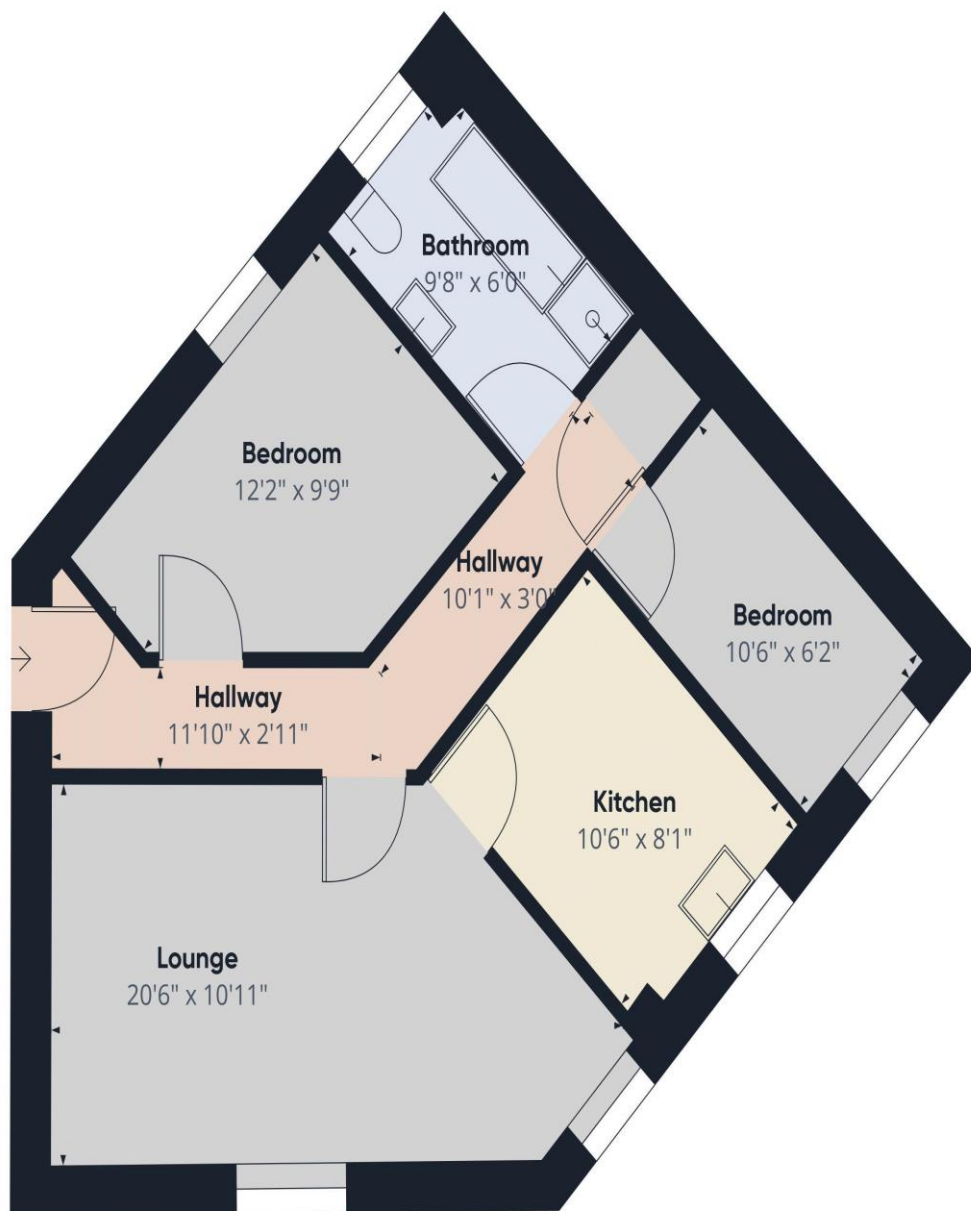
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NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Approximate total area⁽¹⁾
605.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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