



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax.

The Property Misdescriptions Act

Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**Offers in the region of £89,000**

Viewing: strictly by appointment through the agent

**Holland Broadbridge**

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Situated within this most convenient location being within striking distance from many independent and major town amenities and the Quarry Park with tranquil riverside walks. This is a particularly well proportioned and improved 1 double bedroom, ground floor apartment. The apartment will be of interest to a number of prospective purchasers including first-time / investment. Viewing is recommended.

**Accommodation:**

Storm porch, lounge with log burner, re fitted kitchen, double bedroom, bathroom, boiler room, communal; drying area, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

**Storm porch:**

With wood effect PVC entrance door gives access to:

**Lounge:**

12'8 x 11'0 (3.86m x 3.35m)  
Having upvc double glazed sash windows to the front, oak wooden flooring, radiator, attractive log burner, television aerial point. From lounge door gives access to:

**Kitchen:**

8'0 x 6'11 max (2.44m x 2.11m max)  
Comprises: base units, built-in drawers, wine racks, electric Neff oven, four ring Neff gas hob, integrated Neff dishwasher, integrated fridge, a range of fitted granite worktops, inset sink with mixer tap over, wall-mounted stainless steel cooker canopy, upvc double glazed window to

the rear, tiled floor, built-in larder / pantry cupboard.

From lounge arch gives access to:

**Bedroom:**

12'1 x 7'0 (3.68m x 2.13m)  
Having upvc double glazed window to the front, radiator, oak wooden flooring, fitted hanging rail with open fronted storage area above.

From lounge arch gives access to:

**Rear lobby:**

Having radiator, oak wood flooring. Double glazed door giving access to a communal outside space. Door from lobby gives access to:

**Bathroom:**

Having a bath with shower over, pedestal wash hand basin, low flush wc, heated towel rail, part tiled to walls, tiled floor, upvc double glazed window to the rear.

**Communal outside space:**

Outside there is a brick built boiler room with wall mounted Worcester boiler and plumbing for washing machine. Beyond this there is a communal drying area.

**Services:**

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

**Tenure:**

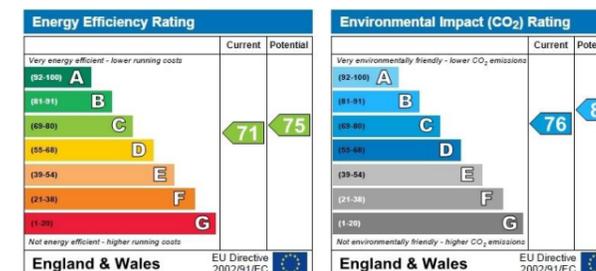
We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services:**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Disclaimer:**

Any areas / measurements are approximate only and have not been verified.  
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



**FLOOR PLANS**

