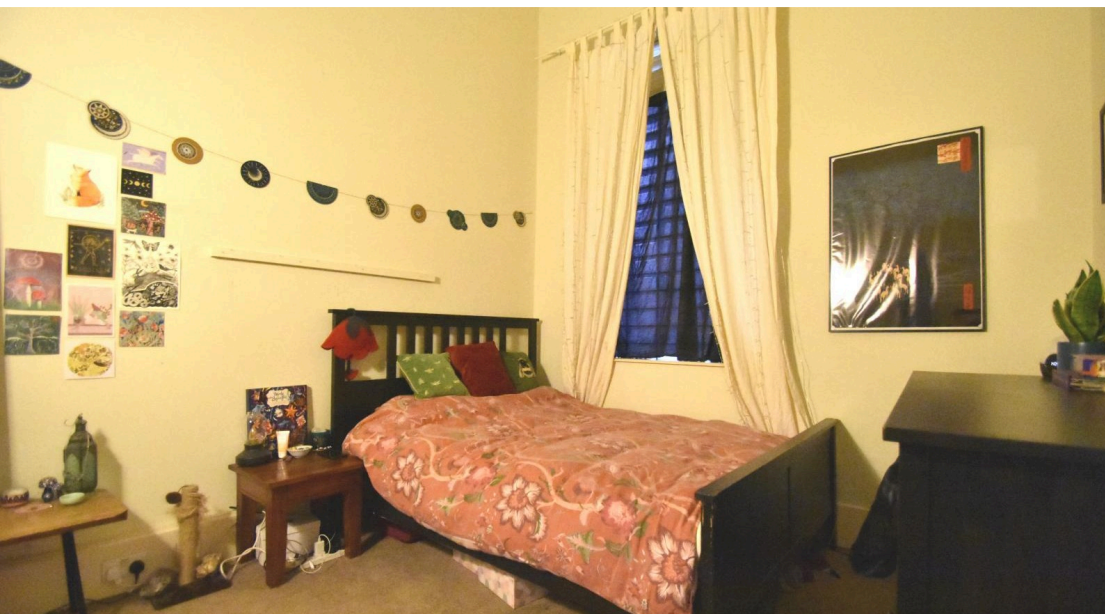




 1  
Bedroom

 1  
Bathroom

**Tenure :**  
**Leasehold**



We are delighted to bring to the market for sale this former show apartment. A spacious one bedroom apartment located on the first floor of Ledgard Wharf. Call Tudor Sales & Lettings today for more information or to arrange a viewing!

We are delighted to bring to the market for sale this former show apartment. A spacious one bedroom apartment located on the first floor of Ledgard Wharf. Comprises in brief: - entrance hallway, open plan living space with modern kitchen diner, double bedroom and a contemporary bathroom. Benefits from gas central heating and double glazing. Located in this tastefully converted mill development close to the railway station. On site gym facilities and allocated parking. Call Tudor Sales & Lettings today for more information or to arrange a viewing!

**Living room/Kitchen** 17' 0" x 15' 4" (5.18m x 4.67m)

Wooden floored spacious living area with ladder to mezanine. Double French style patio doors to balcony and further large window. Kitchen area contains a range of wall and base units with integrated sink with mixer tap, space for washing machine, hob with extractor fan over. tiled splashback

**Bathroom** 10' 1" x 5' 6" (3.07m x 1.68m)

Tiled throughout this modern bathroom comes complete with white three piece suite comprising of bath with shower over and screen, low flush WC and hand basin. Tiled flooring and extractor fan.

**Mezanine** 6' 9" x 6' 7" (2.06m x 2.01m)

Mezanine floor currently used as office space but potential sleeping area if required.

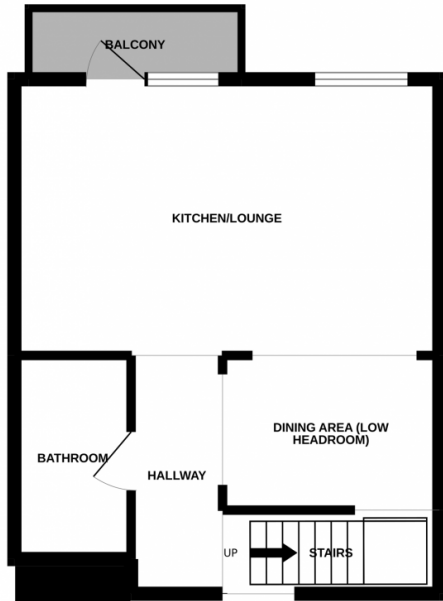
**Bedroom** 11' 7" x 10' 1" (3.53m x 3.07m)

Double bedroom with double glazed window and electric heater

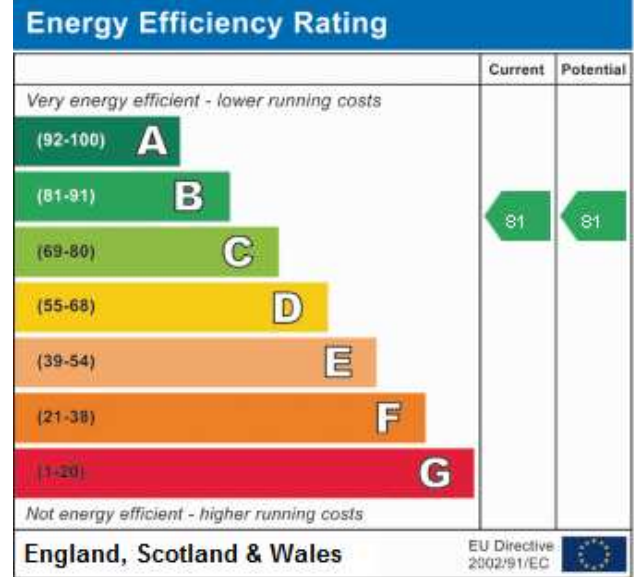
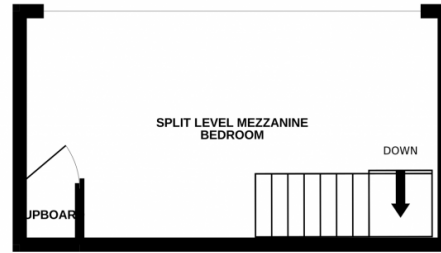
**Hallway** 19' 4" x 6' 5" (5.89m x 1.96m)

Spacious entry hall

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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