

Studio Apartment

Double Glazing

Freehold

Asking Price: £39,500









## PROPERTY TYPE:

This property is a rear facing first floor freehold studio flat in a block of 8 similar flats with uPVC double glazing.

## LOCATION:

The property is located on Quay Road on the outskirts of the town centre and is close to a good range of amenities and shops including Supermarkets, Butchers, Bakers, Hairdressers, Doctors and Dental Surgeries.

# **ENTRANCE:**

Side entrance to communal hallway and staircase to first floor landing.

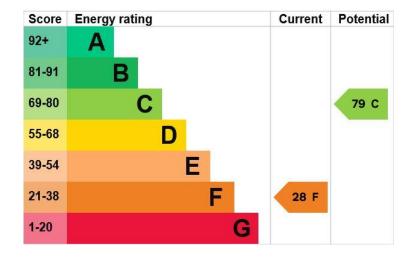
# FLAT ENTRANCE:

Into hallway.



#### FIRST FLOOR





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1.These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2.All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3.All stated measurements are approximate and for guidance only and illustrations are not to scale.

4.Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5.Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6.These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7.There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.

### KITCHEN:

6' 0" x 5' 1" (1.85m x 1.55m)

With range of worktop units and eye-level wall cupboards, stainless steel single drainer sink unit, electric hob, uPVC double glazed window.

### SHOWER ROOM:

6' 0" x 5' 1" (1.84m x 1.57m)

With pedestal washbasin and wc, shower cubicle with electric shower, uPVC double glazed window.

## LIVING AREA:

14' 10" x 14' 0" (4.53m x 4.27m)

With uPVC double glazed box bay window and side window, storage cupboards.

#### **OUTSIDE:**

There is a communal garden to the rear of the property.

### **TENURE:**

The property is freehold.

### **SERVICES:**

Mains electricity and water are available to this property.

### COUNCIL TAX:

The property is in Council Tax Band A.

### NOTE:

Prospective purchasers should be aware that there is no Deed of Covenant in place between owners in respect of maintenance and insurance liabilities for the 8 flats or communal areas.

The current EPC rating of the property is an F and the property would currently require upgrading to an E rating in order to rent out the property if so required.







