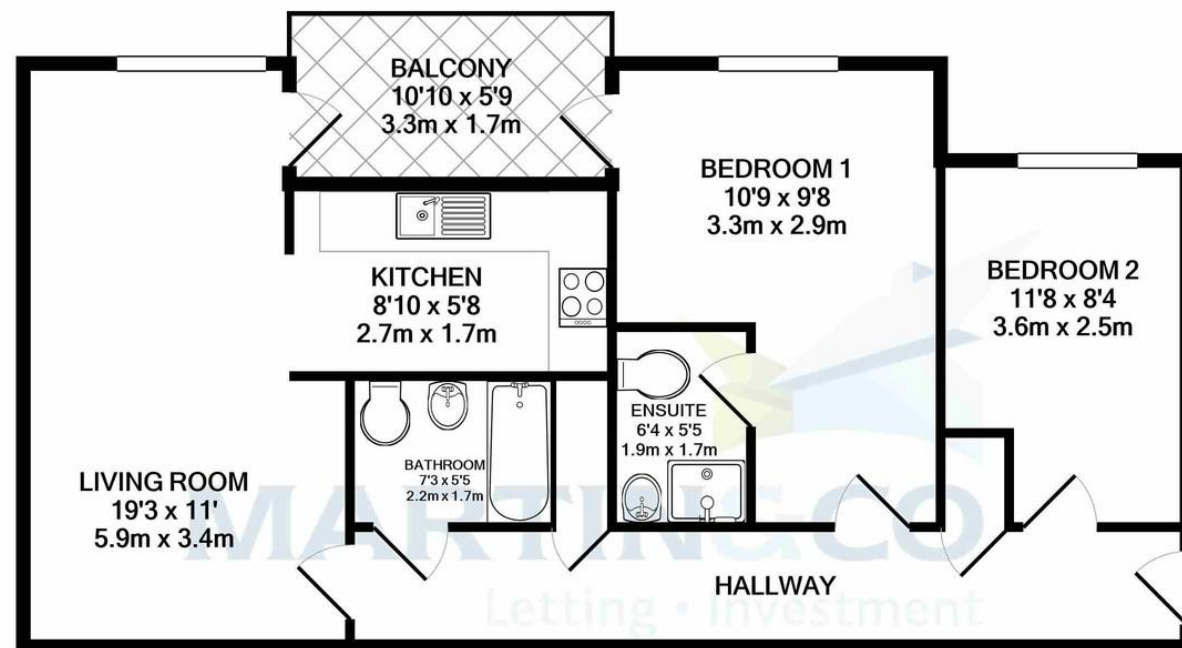


FOR SALE



TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Accuracy: 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. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent 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. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision



Town Centre

2 Bedrooms, 2 Bathrooms, Apartment

Asking Price Of £179,500

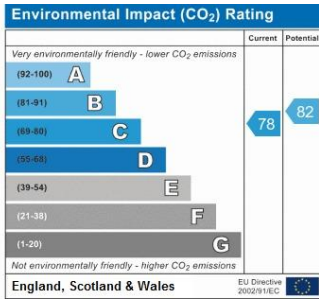
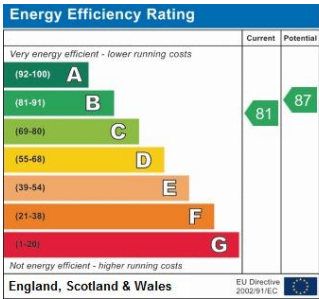




Town Centre

Asking Price Of £179,500

- 2nd Floor Apartment
- Two Double Bedrooms
- Master Bedroom with En-Suite
- Good Size Lounge
- Kitchen with Appliances
- Balcony
- Underground Parking



Situated on the 2nd floor and benefiting from good sized accommodation throughout including a balcony. Central location with good access to main line train station and Festival Place shopping centre. The property features an entrance hall, lounge/diner, kitchen, ensuite to master, bathroom and a balcony plus parking for one car.

COMMUNAL FRONT DOOR Intercom and individual post boxes, lift to all floors and underground parking

FRONT DOOR TO

ENTRANCE HALL Intercom, electric heater, storage cupboard and hot water cylinder.

LIVING ROOM 19' 4" x 11' 1" (5.9m x 3.4m) Large west facing double glazed window, two electric heaters and arch to kitchen.

KITCHEN 8' 10" x 5' 8" (2.7m x 1.7m) Front aspect double glazed window, stainless steel sink unit with mixer taps and single drainer with cupboard under, further range of matching cupboards and drawer unit, butchers block type work surfaces, built in built in electric cooker, hob, plumbing and space for washing machine, space for freestanding fridge/freezer and plumbing and space for slimline dishwasher. There are part tiled walls and electric heater.



BEDROOM 1 10' 9" x 9' 8" (3.3m x 2.9m) Double glazed window, fitted double wardrobe, electric heater and double glazed door to balcony

ENSUITE SHOWER ROOM Shower cubicle with tiled surround, sink with vanity unit with sink, W.C, shaver point, electric heater, extractor fan and part tiled walls.

BEDROOM 2 11' 8" x 8' 4" (3.6m x 2.5m) Double glazed window, electric heater and double fitted wardrobe.

BATHROOM Panelled enclosed bath with mixer taps and shower attachment, vanity sink unit, low level WC, electric heater, extractor fan and part-tiled walls.

PARKING Allocated parking for 1 car located under the building.

LEASE DETAILS 125 Years from 24/6/2001
Ground Rent is £87.50 every 6 months £150 per year
Service charge for 6 months 1/9/19 to 29/2/20 (6 months) is £1,325.68

