







Duplex apartment situated within a courtyard setting benefiting from allocated parking space and four piece bathroom suite. Ideal for the first time buyer or investor.

**COMMUNAL HALLWAY** The property is approached via a communal hallway with door leading to:

**LOUNGE/DINER** 22' 7" x 19' 10" (6.90m x 6.05m) Max Feature glazed windows, ceiling spot lights, useful storage cupboard, two radiators and stairs leading to the first floor.

**KITCHEN** 11' 5" x 7' 8" (3.48m x 2.34m) Separate kitchen with a range of wall and base units, four ring electric hob with extractor over, single electric oven, plumbing for washing machine, space for fridge freezer and airing cupboard.



**GALLERIED LANDING** Useful galleried landing with doors leading off to inner hallway and bathroom.

**INNER HALLWAY** Having doors leading off to bedrooms.

**BEDROOM ONE** 11' 5" x 11' 1" (3.48m x 3.38m)  
Double glazed window, radiator, and built in wardrobes and further built in storage.

**BEDROOM TWO** 11' 5" x 7' 6" (3.48m x 2.30m)  
Double glazed window and radiator.

**BATHROOM** 0' 0" Comprising of low level w.c, pedestal wash basin, bath, separate shower cubicle, obscure glazed window, radiator and extractor.

**OUTSIDE** Allocated parking space and communal courtyard.

**ADDITIONAL** Leasehold property situated within a Listed Building.



