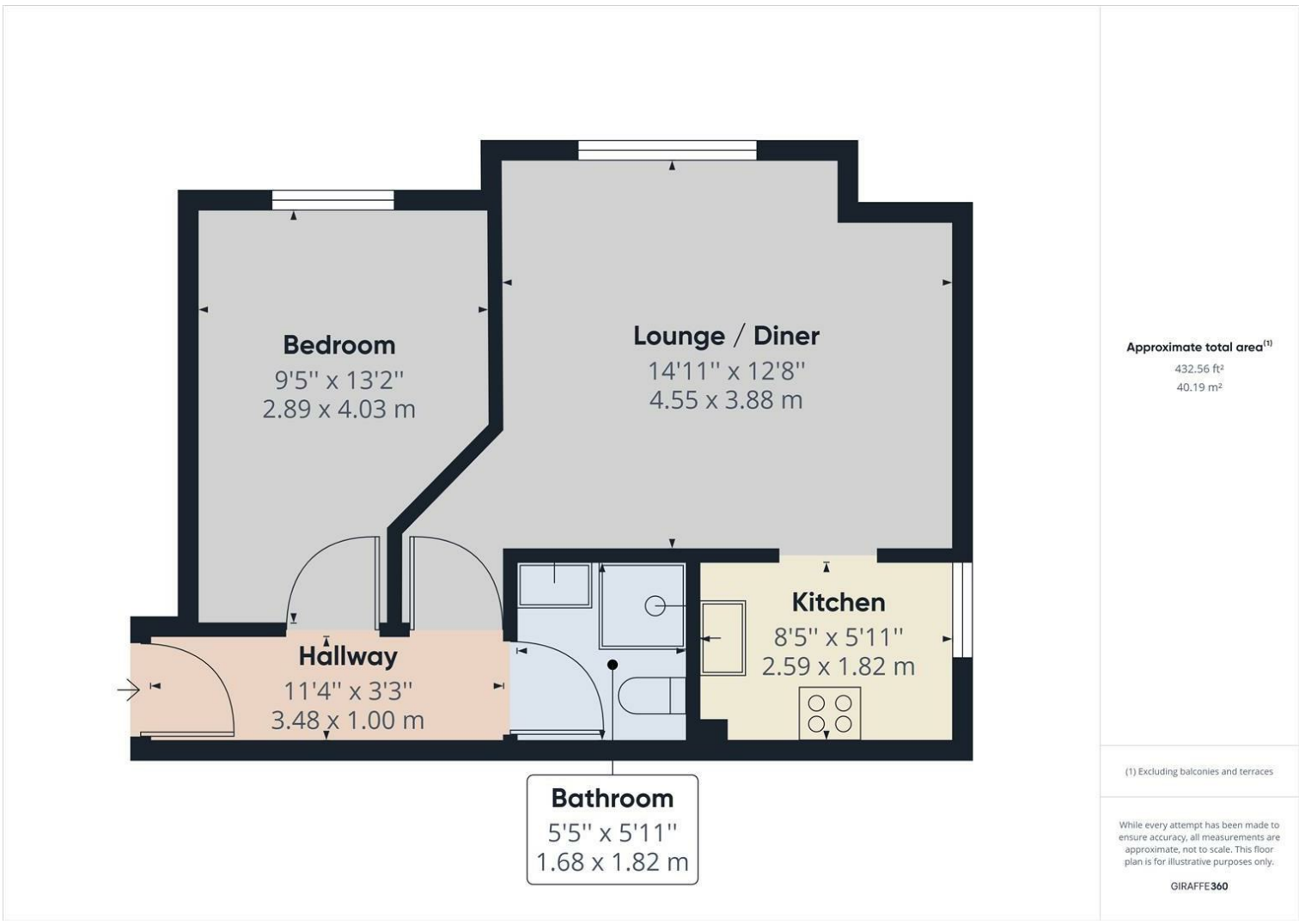



Hallway
11'5" x 3'3" (3.48 x 1)

Lounge/diner
14'11" x 12'8" (4.55 x 3.88)

Kitchen
8'5" x 5'11" (2.59 x 1.82)

Bedroom
9'5" x 13'2" (2.89 x 4.03)

Bathroom
5'6" x 5'11" (1.68 x 1.82)

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

PROPERTY TYPE Flat

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND A

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





Ground floor flat situated in this convenient location offering easy access to the city centre. With accommodation comprising entrance hallway, lounge/diner, modern kitchen and shower room plus a double bedroom.

Further benefits include gas central heating, allocated parking and communal grounds.

Council tax A, EPC C, Available now. Viewings highly advised.












## what the owners will miss

## the location

## just a thought...