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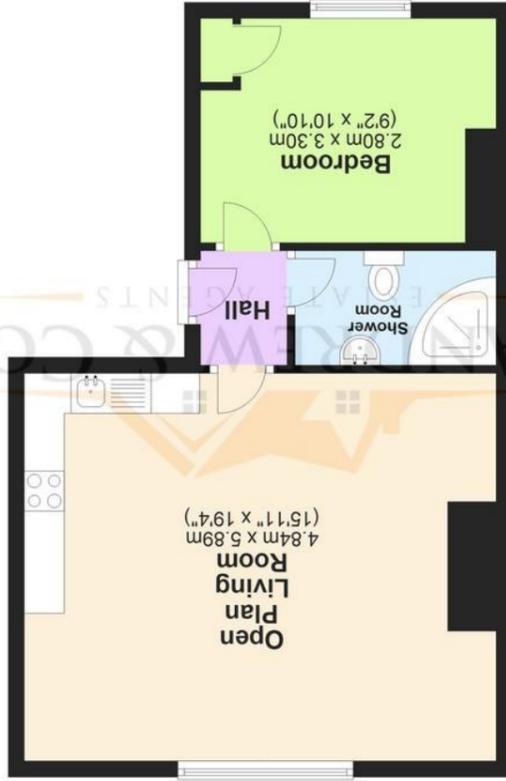
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and an illustration purpose which may not be to scale. If there are any important matters likely to affect your decision to buy please contact us before viewing the property.

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. NB: Total square footage includes outbuildings and garaging.  
 Plan produced using PlanUp.

Total area: approx. 44.3 sq. metres (476.9 sq. feet)



**First Floor**  
 Approx. 44.3 sq. metres (476.9 sq. feet)





EPC Rating:  
**E**



This superb apartment is situated right in the heart of the Town Centre, amenities couldn't be anymore on your doorstep! This really would make a perfect buy-to-let purchase or first time buy.

Located on the first floor, access is through a communal hallway, with staircase leading up. There is an inner hallway which leads to the bedroom, shower room and open-plan living room/kitchen. The bedroom is rear facing and is good size, benefitting from a large storage cupboard. The shower room sits between the bedroom and living

room and features a large walk-in shower, WC and wash basin. To the front of the building is the large open-plan living room/kitchen featuring lovely high ceilings and decorative fireplace. The kitchen is positioned within one corner of the room, comprising a range of wall and base units, built-in oven and hob, plumbing for a washing machine and space for a free-standing fridge/freezer.

If you need convenience and amenities close-by then the location here couldn't be better, you've got the Town Centre and all that is to offer, including the

- Search pack fee applies
- For sale by modern method of auction
- Reservation fee applies
- One bedroom first floor apartment

County Square Shopping Centre, numerous bars, restaurants, eateries, take-aways and cafes within just a short walk. The International Station is just a 12 minute walk (0.7 miles) away.

**AUCTIONEERS COMMENTS** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the

