



- Beautifully Presented.
- Sought After Montpellier Location.

ENTRANCE HALL

Doors to all rooms.

LOUNGE/DINER 20'0" X 12'1" (6.10m X 3.68m)

Oak flooring. Double french doors leading to private rear roof terrace. Opening to kitchen. Wall mounted radiator.

KITCHEN 9'1" X 7'7" (2.77m X 2.31m)

Ceramic sink unit with one and a half bowls and mixer tap over. Range of eye level and base storage units with roll top wood work surfaces. Oak flooring. Built in cooker and extractor fan.

BEDROOM ONE 14'9" X 9'1" (4.50m X 2.77m)

Two skylights, Carpet flooring. Fitted wardrobes,

BEDROOM TWO 11'2" X 9'10" (3.40m X 3.00m)

Fitted wardrobes.

BATHROOM

Modern white suite including panelled bath with shower over, low level W.C and vanity wash hand basin. Tiled walls. Shaver point, mirror, heated towel rail.

OUTSIDE

ROOF TERRACE

Private westerly facing roof terrace,

FRONT OF PROPERTY

Allocated car parking space.

TENURE

Leasehold

DATE OF PARTICULARS 26.1.18

DRAFT PARTICULARS TO BE VERIFIED BY VENDOR,

AGENTS NOTE - SHOULD YOUR OFFER BE ACCEPTED

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use

- Roof Terrace.
- Two Double Bedrooms.

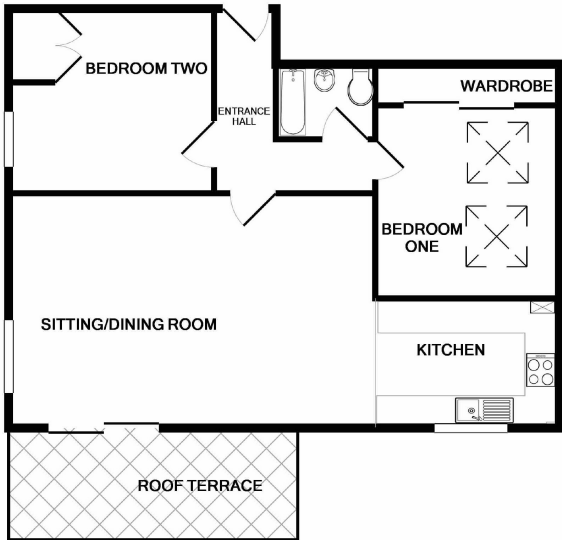
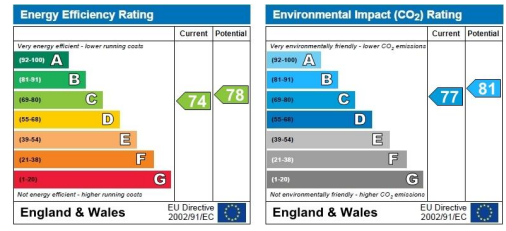
an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

DIRECTIONS

From The Property Centre office head southeast on Bath St toward A46. Turn right onto Oriel Rd/A46. Continue straight onto

- Share Of Freehold.
- Long Lease.

Imperial Square/A46. Turn right onto St George's Rd/A46. Continue straight onto St George's Rd. Turn left onto Bayshill Rd. At the roundabout, take the 2nd exit onto Parabola Rd.



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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