



Flat 4 Richton House

Vauvert

£275,000



Presented to the market in excellent condition is this spacious, two storey apartment. Just five minutes from the centre of town and moments away from the amenities of Trinity Square. Accommodation comprises lounge/diner, kitchen, two double bedrooms and a bathroom. There is good on street parking immediately outside and rented parking nearby. This is an ideal opportunity for both first time buyers and those looking for a buy-to-let.



ENTRANCE HALL

The property is entered via a fire door giving access to the entrance hall. Stairs rise to the ground floor of the apartment. uPVC double glazed window to rear aspect.

GROUND FLOOR LANDING

Doors to lounge/diner and bedroom two. Space for freezer. Coat hanging space. Stairs to first floor.

LOUNGE/DINER

17' 5" x 12' 1" (5.32m x 3.68m)

uPVC double glazed windows to front aspect. Radiator. Door to bedroom two.

KITCHEN

8' 7" x 7' (2.62m x 2.14m)

Fitted with a range of wall and base units with roll top work surfaces over incorporating a stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and space for under counter fridge. Servis single oven with electric hob over. Tiled splash backs to all relevant areas. uPVC double glazed window to front aspect.

BEDROOM 2

13' 3" x 9' 1" (4.04m x 2.77m)

uPVC double glazed window to rear aspect. Two Guernsey cupboards. Radiator.

FIRST FLOOR LANDING

uPVC double glazed window to rear aspect. Storage cupboard housing boiler. Door to bathroom and master bedroom.

MASTER BEDROOM

14' 1" x 12' 7" (4.28m x 3.84m)

Exposed beams. uPVC double glazed windows to both front and rear aspects. Radiator. Eaves storage.

BATHROOM

6' 10" x 7' 1" (2.08m x 2.16m)

Fitted with a three piece suite comprising bath, hand basin and low level WC. uPVC obscure double glazed window to front aspect.

TRP

102

PRICE INCLUDES

Curtains, carpets and light fittings. Appliances as listed.

SERVICES

Mains drain, water and electricity.

VIEWING

Strictly through the vendors agents, Shields.



GROUND FLOOR



1ST FLOOR

RIGHTON HOUSE

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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