



- 50% EQUITY STAKE
- IMMEDIATE VACANT POSSESSION AVAILABLE
- FITTED KITCHEN
- WHITE COLOURED BATHROOM SUITE WITH SHOWER OVER BATH
- GAS CENTRAL HEATING, SEALED UNIT DOUBLE GLAZING
- GOOD DECORATIVE ORDER THROUGHOUT
- PARTIAL RIVER VIEWS, REMOTE ENTRANCE INTERCOM
- COUNCIL TAX BAND: B
- EPC RATING: C
- TENURE: WE ARE INFORMED BY THE VENDORS THAT THE PROPERTY IS LEASEHOLD. 166 YEAR LEASE FROM 2021



Offered for sale with a 50% equity stake making the property easily affordable to a first time buyer, single couple or indeed a retired person wishing to release equity from their previous property. The flat is built on an exclusive development on what was originally Brigham & Cowan shipyard and it has partial river views fronting onto an existing dry dock. Properties of this type are rarely available to the market and an early inspection is well recommended.



This property lies adjacent to the town centre where a range of shops and facilities may be found, there is also good road communication networks, there is a metro station within walking distance and local bus services.

The property benefits from the following accommodation

ACCOMMODATION

GROUND FLOOR

COMMUNAL HALL

With staircase to first floor.

FLAT

With entrance hall with laminated floor, radiator, remote entrance intercom.

LIVING ROOM

3.84m x 5.07m plus bay window

With a fireplace with electric fire, t.v. aerial point, UPVC framed double glazed French doors leading to a Juliette balcony, radiator.

KITCHEN

3.9m x 2.41m

With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric cooker point, plumbing for automatic washing machine, an inset 1 ½ bowl sink unit with mixer tap, double radiator, wall mounted Main Eco Compact gas boiler for heating the domestic hot water and central heating systems.

BEDROOM 1

3.9m x 2.86m

With a range of fitted wardrobes with sliding doors, radiator.

BEDROOM 2

2.88m x 2.86m plus recess

With two storage cupboards, radiator.

BATHROOM

2.11m x 1.86m

With a white coloured suite comprising of panelled bath with shower over and glazed side splash panel, pedestal washbasin, low level w.c. ceramic tiled surrounds, ceramic tiled floor, radiator.

OUTSIDE

There is a bin store, residents parking bays. The property is located in a cul de sac lying adjacent to the river.

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Price: £60000