



Maillard  
& Co

£ 415,000

Century Building, Patriotic Street

For Sale



“Two Bedroom Apartment With Balcony and  
Parking”

2

Bedrooms

Receptions

1

Bathrooms

For Sale

## Property features

Investors Only

Balcony

Secure Undercover Parking

Secure Store Room



## Property details

Two Bedroom Apartment With Balcony and Parking

INVESTORS ONLY - PROPERTY LET UNTIL JUNE 2025

OPEN TO SENSIBLE OFFERS - BUYER WILLING TO NEGOTIATE LEGAL COSTS /  
STAMP DUTY / SERVICE CHARGE

Located on second floor of the popular Century Buildings development, close to the Waterfront, hospital and town centre, this purpose built apartment would make a great first step on the property ladder or an ideal buy to let opportunity.

The property offers a good size separate kitchen with large utility cupboard housing the washing machine, spacious living room-diner with balcony overlooking the attractive inner courtyard, two double bedrooms and house bathroom.

Included with the property is one secure underground allocated parking space and a private store room. Selling with vacant possession and no onward chain.

Mains water and drains. Electric heating. Washing machine included in utility cupboard. Service charge £936 per quarter. Share Transfer.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.











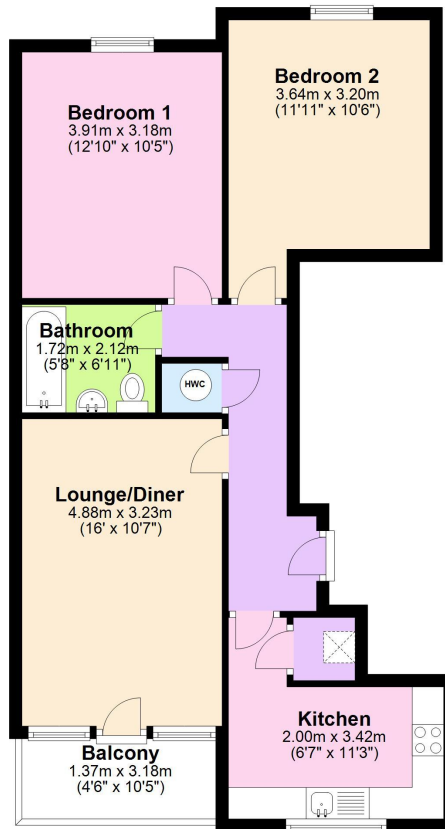






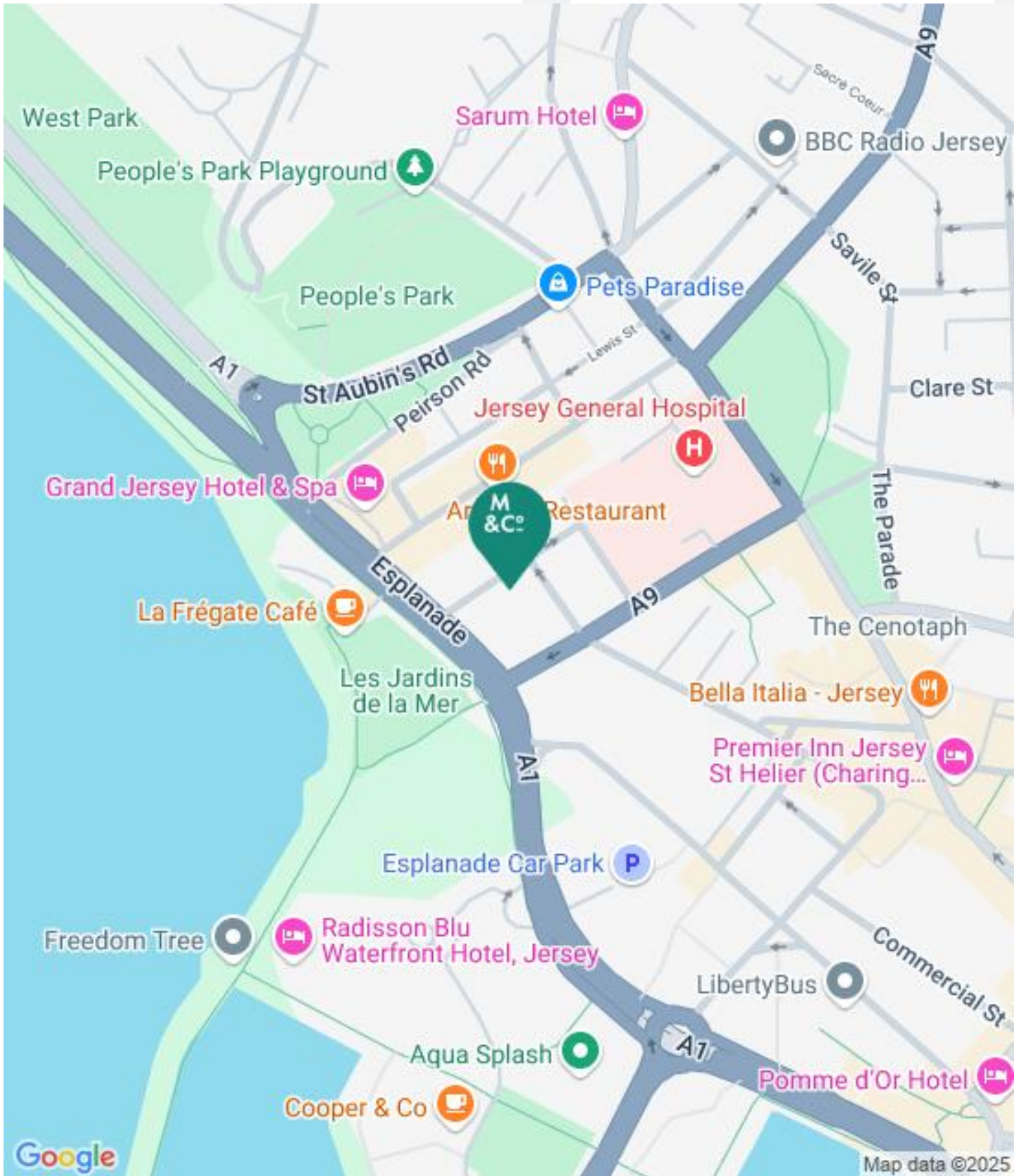
### Third Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



Total area: approx. 62.7 sq. metres (675.1 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.  
Plan produced using PlanUp.





Bradley Rolland

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