



- **Imposing landmark city centre Freehold building of considerable character**
- **Former Cannon Pub, converted and refurbished to a high specification**
- **Comprises two part refurbished ground floor retail units**
- **Three spacious and attractively appointed 3 bed apartments above**
- **High standard of internal fittings**
- **Excellent investment potential and worthy of an inspection**
- **Basement areas providing additional potential**

First Floor Apartment

Reception Hallway
Lounge 4.25m x 3.39m
Dining Kitchen 5.06m x 2.92m
Utility Area 1.89m x 1.63m
Bathroom 3.3m x 1.83m
Master Bedroom 3.41m x 3.10m
Ensuite Bathroom 1.71m x 1.83m
Bedroom Two 3.54m x 2.82m
Bedroom Three 2.86m x 3.61m

Second Floor Apartment

Reception Hall
Lounge 4.25m x 3.35m

Dining Kitchen 4.95m x 3.04m
Utility Area 1.80m x 1.68m
Bathroom 3.04m x 1.82m
Master Bedroom 3.37m x 3.12m
Ensuite Bathroom 1.70m x 1.84m
Bedroom Two 3.55m x 2.83m
Bedroom Three 3.58m x 2.87m

Top Floor Apartment

Reception Hall
Sitting Room 4.24m x 3.35m
Dining Kitchen 4.93m x 3.06m
Utility Area 1.73m x 1.63m
Master Bedroom 3.51m x 3.04m

Ensuite Bathroom 1.70m x 1.82m
Bedroom Two 2.79m x 3.53m
Bedroom Three 2.82m x 3.58m

Tenure

Freehold

Note

The buyer will be responsible for the CIL payment, details of which will be included in the legal pack

EPC Rating F

Full copies of the EPCs will be available to view via our website

VIEWING

By appointment with Adrian Little
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SOLICITORS

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