

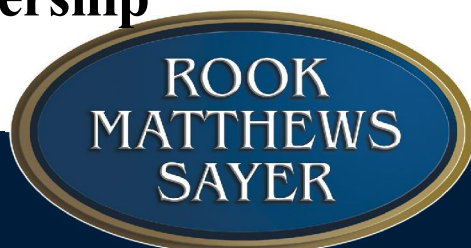


LADYWELL, NEW RIDLEY ROAD

Over 55 years only. A two bedroomed ground floor retirement apartment situated in the development of Ladywell on New Ridley Road. The property has its own entrance door and benefits from double glazing, gas central heating and is offered with vacant possession. The property briefly comprises: entrance hallway, kitchen/breakfast room, lounge, two bedrooms and a bathroom/W.C. Viewing is highly recommended to appreciate the accommodation on offer and the location of the property. Monthly service charge, currently £80.91.



£88,000 70% Ownership



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Panelled entrance door leads into:

ENTRANCE HALLWAY Storage cupboard and doors leading to:

LOUNGE/DINING ROOM 11' 3" (3.43m) x 15' 9" (4.8m) Approx Window to the rear elevation, double radiator, television and telephone point and rear garden view.

KITCHEN/BREAKFAST ROOM 12' 4" (3.76m) x 7' 6" (2.29m) Approx Fitted with a range of wall and base units with contrasting roll top work surfaces and tiled splash backs. Single sink unit, space for cooker and washing machine and larder cupboard.

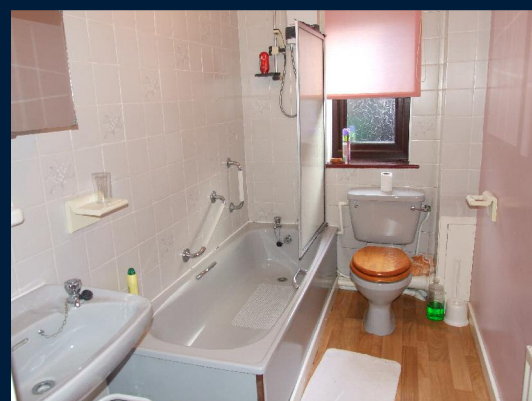
MASTER BEDROOM 11' 3" (3.43m) x 11' 10" (3.61m) Approx Double radiator, window to the rear and television point.

BEDROOM 2 7' 3" (2.21m) x 8' 11" (2.72m) Approx Window to the front elevation and single radiator.

BATHROOM/W.C. Fitted with a low level W.C, pedestal wash hand basin and panelled bath with shower, window to the rear, tiled splash backs, single radiator and vinyl flooring.

EXTERNALLY To the property are pleasant and well maintained communal gardens, well lit paths and communal parking area.

KA/SH/H2750/10.03.2008



R100 Ravensworth 01670 713330

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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