





**Offers in Excess of
£165,000**

This wonderfully presented first floor one bedroom apartment, situated in a quiet cul de sac has been renovated throughout, comprising newly fitted kitchen, lounge/dining room, double bedroom with built in wardrobes and a modern shower room. With a recently extended lease and no ground rent, this property would make an excellent investment for both first time buyers and investors alike.

Property Description

ENTRANCE

Communal door with intercom system, stairs rising to first floor. Door to:

ENTRANCE HALL

Doors to all rooms, wood effect flooring, intercom.

LOUNGE

Double glazed window to rear aspect. Wood effect flooring, electric radiator, door to kitchen.

KITCHEN

Double glazed window to rear aspect. Fitted with a range of wall-mounted and floor standing units with rolled edge work surface over, integrated oven and hob, space for fridge freezer and washing machine, sink with drainer and mixer tap, two further storage cupboards.

BEDROOM ONE

Double glazed window to front aspect. Two built-in wardrobes, wood effect flooring.

BATHROOM

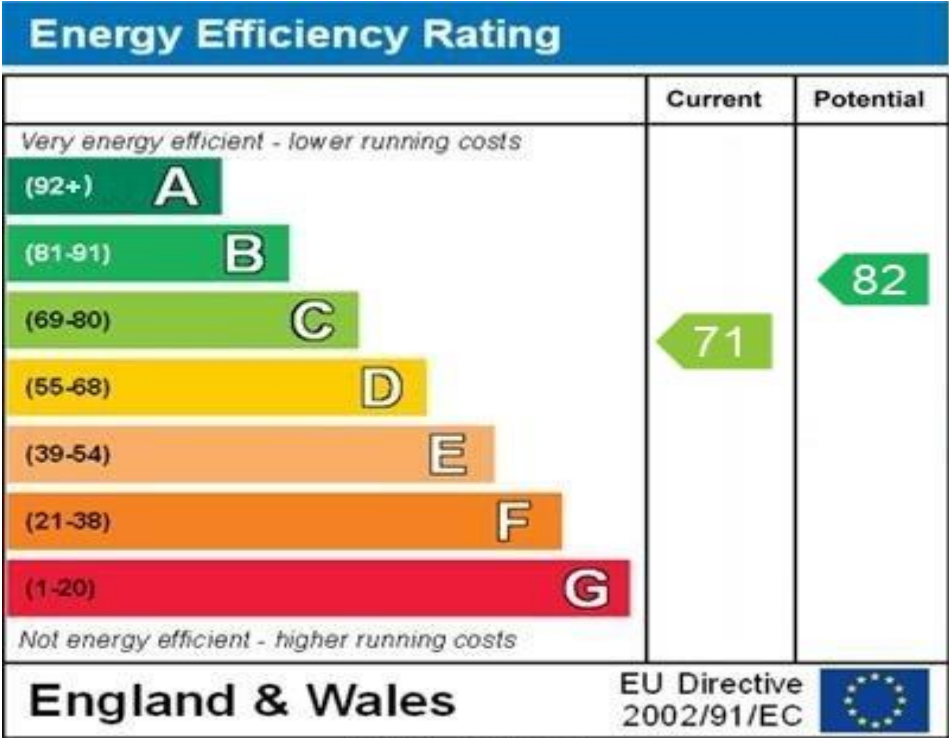
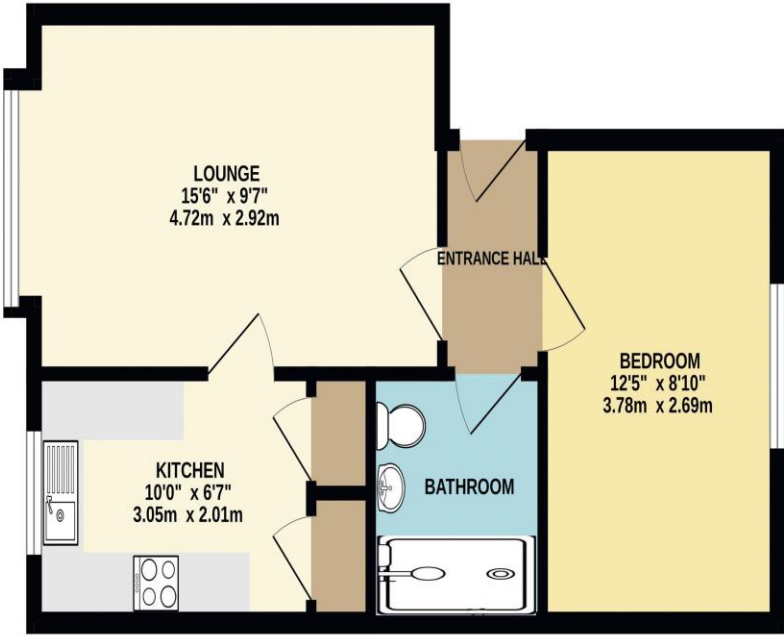
Low level WC, wash hand basin, walk-in shower unit, tiled floor and walls.

OUTSIDE

COMMUNAL GARDENS

Laid to lawn.

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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TOTAL FLOOR AREA: 419 sq.ft. (38.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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