



View of block





**£215,000**

Located on the sought-after modern development of Newton Leys is this two-bedroom second floor apartment, in a block overlooking the lake. The property comprises an open planned lounge/kitchen/diner, family bathroom and an en suite to the main bedroom. The property further benefits from allocated parking and is offered to the market with no upper chain.

# Property Description

## COMMUNAL ENTRANCE

Secure communal access, stairs to all floors. Composite door to:

## ENTRANCE HALL

Double glazed window to rear aspect. Doors to all rooms, radiator, two storage cupboards.

## LOUNGE/DINER

Double glazed double doors to Juliet balcony. Two radiators, open to kitchen.

## KITCHEN

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface and upstand over, integrated: fridge freezer, dishwasher, washer dryer, and gas hob and oven with extractor hood; one and a half bowl stainless steel sink with mixer tap, wall-mounted boiler.

## BEDROOM ONE

Double glazed window to front aspect. Radiator, door to en-suite.

## EN-SUITE

Low level WC, wash hand basin, shower cubicle, radiator, part tiled walls.

## BEDROOM TWO

Double glazed window to front aspect. Radiator.

## BATHROOM

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, panelled bath with shower attachment over, radiator, fully tiled walls.

## OUTSIDE

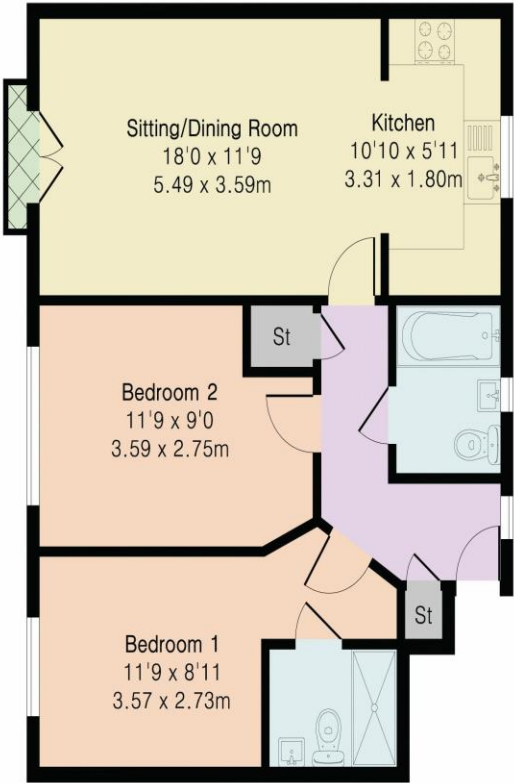
## PARKING

Allocated parking.

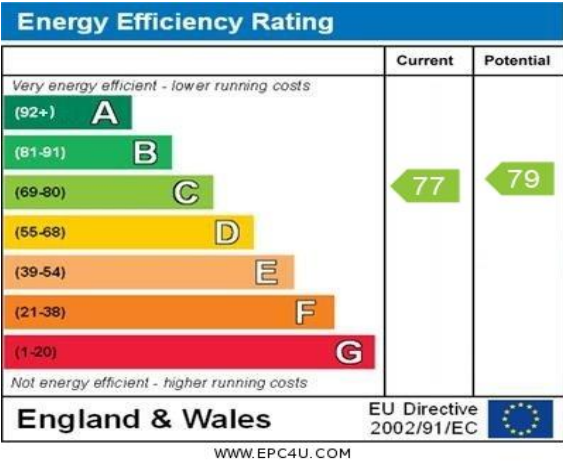
## FRONT GARDEN

Path to front door, mailboxes.

Approximate Gross Internal Area 738 sq ft - 69 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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