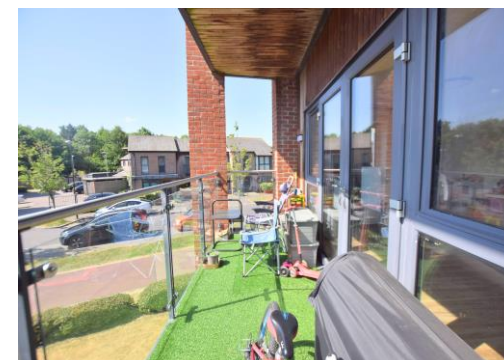




View of block





**£270,000**

**\*\*CASH BUYERS ONLY\*\*** Located within the ever sought after location area of Oakgrove this two bedroom apartment is within walking distance to all local amenities with many benefits including an open plan kitchen/living space, balcony, en-suite to main bedroom, family bathroom and allocated parking.

# Property Description

## COMMUNAL ENTRANCE

### ENTRANCE

Door to:

### ENTRANCE HALL

Doors to all rooms, radiator, airing cupboard housing Megaflo heating system, plumbing for washing machine.

### KITCHEN/LIVING SPACE

Double glazed windows to side and rear aspects, double glazed door to balcony. Fitted with a range of wall-mounted and floor standing units with work surface over, integrated dishwasher, built-in oven, integrated fridge freezer, one and a half bowl stainless steel sink unit with mixer tap and drainer, induction hob with extractor fan over, two radiators.

### BALCONY

Outside light, surrounded by glass panels.

### BEDROOM ONE

Double glazed window to side aspect. Radiator, built-in wardrobe.

### EN-SUITE

Shower unit, part tiled walls, extractor fan, low level WC, wall-mounted wash hand basin, heated towel rail.

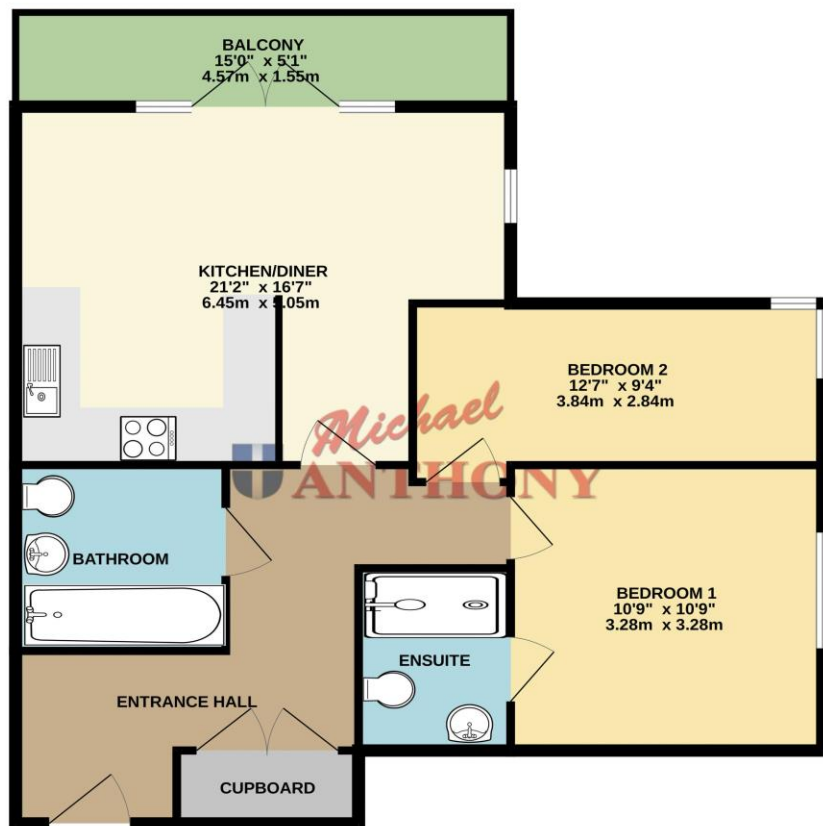
### BEDROOM TWO

Double glazed windows to side and rear aspects. Radiator.

### BATHROOM

Tiled walls, extractor fan, low level WC, heated towel rail, wall-mounted wash hand basin, panelled bath with shower attachment over.

GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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.

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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