



Innes & Mackay

## 18 Castlefield Apartments, Druid Temple Road, IV2 6UF

- TWO BEDROOM EXECUTIVE APARTMENT
- MODERN AND CONTEMPORARY ACCOMMODATION
- OPEN PLAN LOUNGE/KITCHEN
- WOODEN FLOORING THROUGHOUT
- ENCLOSED PRIVATE GARDEN
- LARGE SHED PROVIDING AMPLE STORAGE

**OFFERS OVER  
£220,000**





## PROPERTY DESCRIPTION

This ground floor executive apartment is conveniently located close to local amenities. Ideal for a buy to let or professional couple, this modern and contemporary apartment offers generous accommodation including a lovely open plan living/dining/kitchen area, two double bedrooms, ensuite shower room and bathroom. The property is decorated in neutral tones throughout and boasts a private and enclosed rear garden and large shed providing ample external storage.

## LOCATION

Druid Temple Road is well-placed for access to the Southern Distributor Road, which in turn gives access to Asda supermarket, fairways business park and Inshes Retail Park which boasts a good range of shops, amenities and facilities.

## GARDEN

The rear garden is enclosed by a wooden fence and laid with decking. There is a large shed to the side elevation (see measurements below). There is also an allocated bike shed for additional storage.

## HALLWAY

The entrance hallway is laid with wooden flooring and provides access to the open plan lounge/kitchen/diner, two bedrooms, bathroom and two storage cupboards

## OPEN PLAN LOUNGE/KITCHEN

8.87m x 4.15m (29'1" x 13'7" )

The modern kitchen is fitted with a combination of wall mounted and floor based gloss units with worktop, integrated oven and microwave, induction hob, extractor hood, fridge freezer, dishwasher and washing machine. The lounge area provides ample living space and has french doors to the front balcony and side elevation, providing a private entrance into the property. This room also has a glazed door providing access to the enclosed rear garden. Wooden flooring completes this space.

## BEDROOM 1

3.62m x 3.60m (11'10" x 11'9" )

This double bedroom is laid with wooden flooring and benefits from a integral double wardrobe and ensuite shower room. French doors provide access to the rear garden.

## ENSUITE

2.66m x 1.69m (8'8" x 5'6")

This room is furnished with a wash hand basin, WC, large shower cubicle with mains shower, heated towel rail and laid with tiled flooring.

## BEDROOM 2

3.89m x 3.16m (12'9" x 10'4")

The second bedroom is another double room laid with



wooden flooring. This room benefits from a double integral wardrobe and has French doors to the front balcony.

## **BATHROOM**

2.66m x 1.68m (8'8" x 5'6" )

The bathroom is laid with tiles and furnished with a wash hand basin, WC, bath with mains shower, heated towel rail and extractor fan.

## **SHED**

5.84m x 2.51m (19'1" x 8'2")

Outbuilding benefiting from power.

## **HEATING**

Gas central heating

## **GLAZING**

Double glazing

## **PARKING**

Allocated parking.

## **SERVICES**

Mains water, drainage, electricity, gas, television and telephone points

## **COUNCIL TAX BAND - D**

## **EPC BAND - B**

## **EXTRAS INCLUDED**

All fitted carpets, floor coverings, window fittings, light fixtures and integrated kitchen appliances

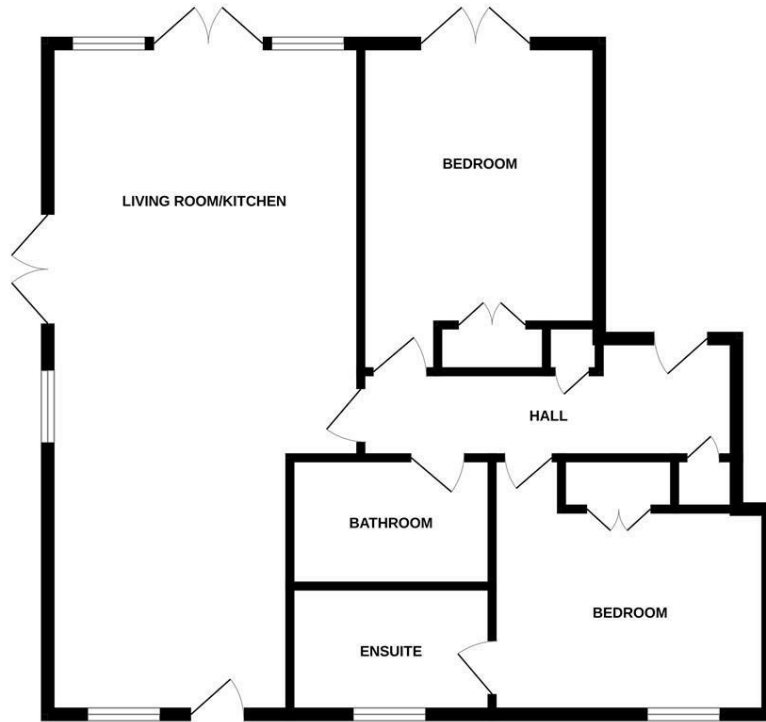
## **VIEWING ARRANGEMENTS**

By appointment through Innes and Mackay - 01463 251200





## GROUND FLOOR



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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