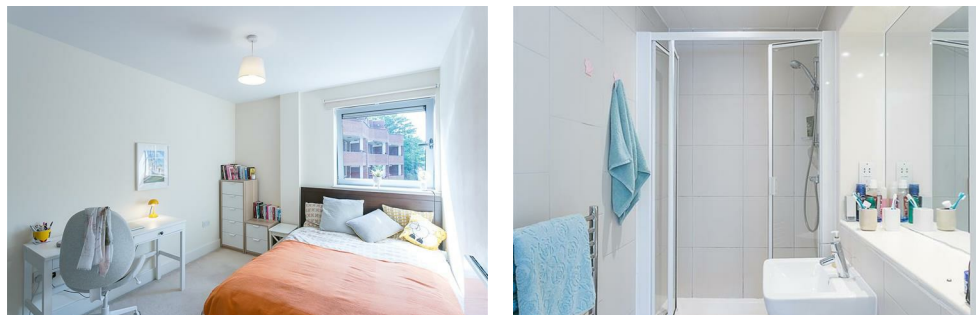


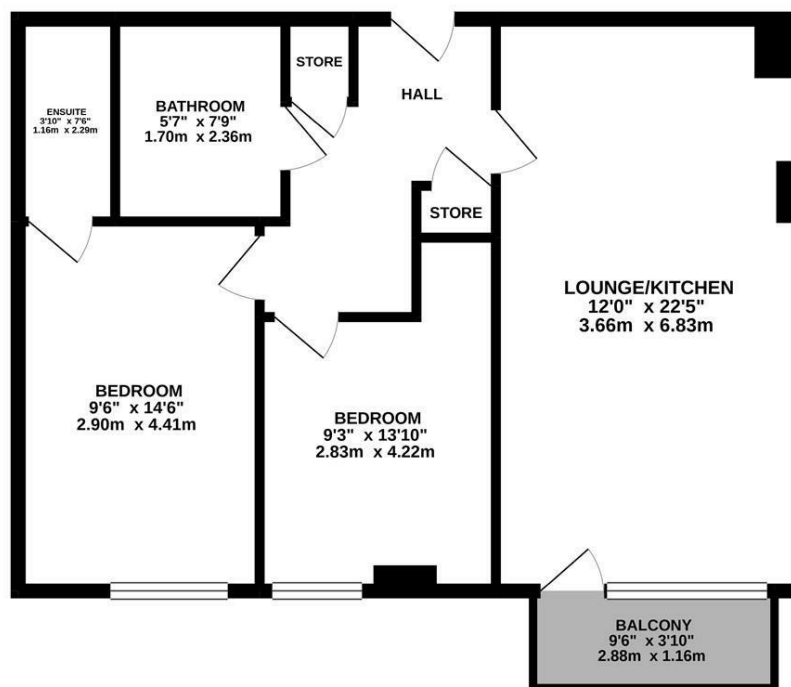


MODERN APARTMENT with OPEN PLAN LIVING, TWO DOUBLE BEDROOMS & WEST FACING BALCONY! This great, two bedroom apartment is ideally located within the popular Lime Square development which is situated in the popular area of Ouseburn. Placed close to The Quayside, Lime Square, which was originally constructed in 2004 and designed by the architects Ryder HKS, is popular with first time buyers or for those looking for a city base. With on site private allocated parking, Lime Square is the perfect position for a variety of buyers.



SECOND FLOOR
680 sq.ft. (63.1 sq.m.) approx.

Boasting close to 700 Sq ft, the accommodation briefly comprises: communal entrance hall with stairs and lift to all floors; private entrance hall with dual store cupboards and secure entry phone system; open plan lounge/kitchen with access to private balcony to the lounge area, integrated appliances and dining bar to the kitchen area. Two generous double bedrooms are found from the central hallway, bedroom one with fully tiled en-suite shower room and a separate fully tiled bathroom. Externally the apartment benefits from a communal enclosed courtyard and allocated covered parking. Double glazed throughout and available immediately, this great modern apartment simply demands an early inspection.



Modern Apartment | 680 Sq ft (63.1 m2) | Purpose Built Block | Two Double Bedrooms | Open Plan Lounge/Kitchen | Kitchen Area with Integrated Appliances | West Facing Balcony | En Suite Shower Room | Bathroom | Excellent Location | Allocated Parking | Electric Heating | DG | Ground Rent: £150 Per Annum | Service Charge: £2539.48 Per Annum | Annum Council Tax Band: D | EPC Rating: C

EPC- C

Offers Over £129,950

TOTAL FLOOR AREA: 680 sq.ft. (63.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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IMPORTANT NOTE: These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

