



Heron Way, Benwick MARCH

Price: Leasehold £90,000

- Second floor flat
- Open plan kitchen and living area
- 11' bedroom
- Cul de sac location
- No onward chain
- Allocated parking space

EPC Rating: D



Accommodation Includes

Secure entrance door leading to the stairs, up to the second floor.

Entrance Hall

Own entrance door, airing cupboard, storage cupboard, electric heater, door to:

Living Area

3.95m x 3.19m (13' x 10' 7"). UPVc double glazed window to the front, double glazed Velux window to the side aspect, electric heater. Opening to:

Kitchen Area

3.27m x 2.73m (10' 9" x 9'). UPVc double glazed doors to a Juliet balcony to the front, double glazed Velux window to the side aspect, fitted with a matching range of base and eye level units with worktop space, sink unit, built in electric oven with electric hob, space for fridge/freezer and washing machine, vinyl flooring.

Bedroom 1

3.51m x 3.4m (11' 6" x 11' 2") minimum. UPVc double glazed window to the front, electric heater.

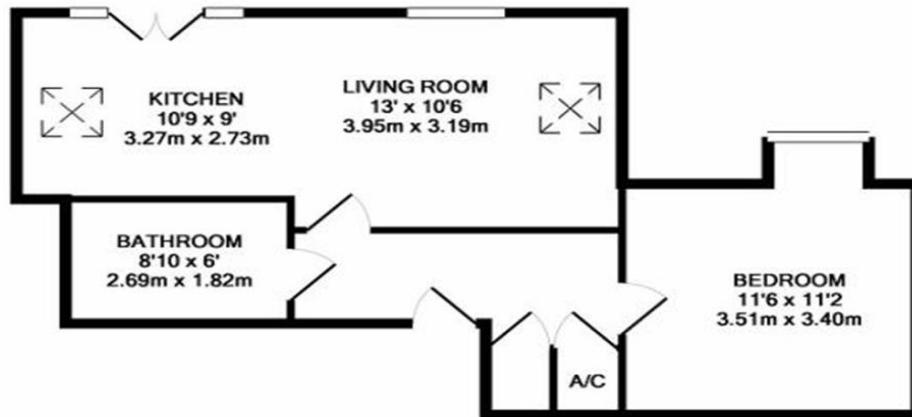
Bathroom

Fitted with three piece suite comprising low level WC, wash hand basin and bath with shower attachment over and a glass screen, electric heater, vinyl flooring.

Outside

Communal gardens.

Allocated parking space.



TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.8 SQ.M.)



Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM203445 - 0002