🛏 **2** Bedrooms

🛁 **1** Bathroom
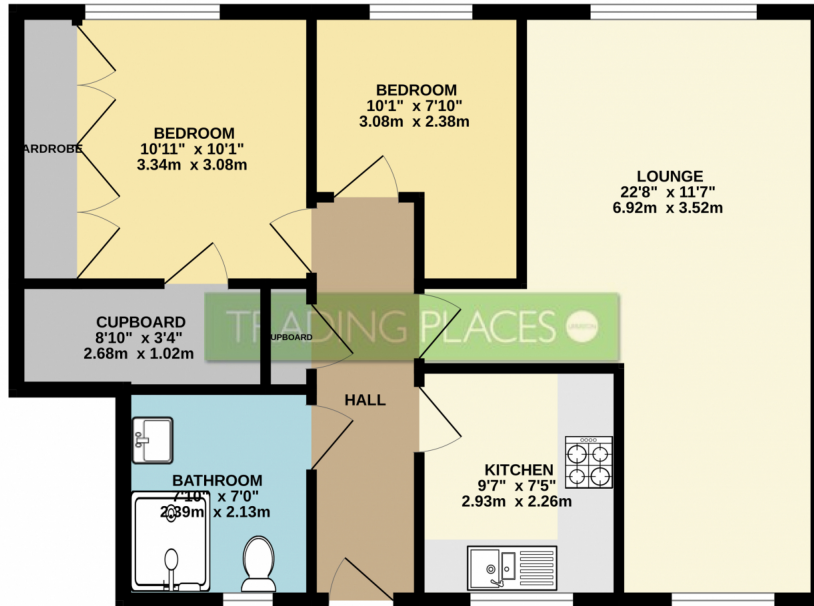
NO ONWARD CHAIN - TRADING PLACES ESTATE AGENTS are pleased to offer this well presented GROUND FLOOR apartment benefiting from a gas central heating system and uPVC double glazing. Located in a popular Flixton residential development for persons aged 60 and over, the attractive accommodation comprises; Private entrance door opening into hallway with a useful storage cupboard, a good sized bay fronted living room with seperate dining area, a double bedroom with fitted wardrobes with access to large understairs storage, there is a second bedroom with a wardrobe that could be used as a study or hobby room, a fitted kitchen, and a three piece shower room. The Queens Court development is set within communal grounds which incorporate gardens, parking areas and There is also a secure outside storage cupboard. Situated close to a range of popular amenities, including shops, parks and transport links. An internal inspection is essential and early viewings are required to avoid disappointment.

GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.

BEDROOM
10'11" x 10'1"
3.34m x 3.08m

WARDROBE

BEDROOM
10'1" x 7'10"
3.08m x 2.38m

LOUNGE
22'8" x 11'7"
6.92m x 3.52m

CUPBOARD
8'10" x 3'4"
2.68m x 1.02m

CUPBOARD

HALL

BATHROOM
7'10" x 7'0"
2.39m x 2.13m

KITCHEN
9'7" x 7'5"
2.93m x 2.26m

TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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