



## Halls of Freedom, Nelson Street, Queensbury, £115,000

\* GROUND FLOOR APARTMENT \* TWO DOUBLE BEDROOMS \* TWO BATH/SHOWER ROOMS \*

\* IDEAL INVESTOR/FTB \* CLOSE TO AMENITIES \* ALLOCATED PARKING \* PRIVATE DOOR ENTRANCE \*\*

This spacious two double bedroom ground floor apartment would make a fantastic purchase for a FTB/Investor/Anybody Downsizing. The property offers 'ready to move into' accommodation and is situated within walking distance of Queensbury Village. Benefits from modern fitted kitchen with integrated kitchen appliances, house bathroom and en-suite shower room. The accommodation briefly comprises entrance hallway, spacious open plan living/kitchen, two double bedrooms (en-suite to master bedroom) and house bathroom.

To the outside there is allocated parking.

leasehold 999 years £80 per month ground rent which includes building insurance & window cleaning  
Early Viewing Advised.





Entrance

Hallway

With radiator.

Open Plan Lounge/Kitchen

29'4" x 10'3" (8.94m x 3.12m)

Kitchen area is fitted with a modern range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, dishwasher, oven, hob, extractor hood, double glazed window.

Lounge area has two radiators and two double glazed windows.

Bedroom One

14'5" x 8'8" (4.39m x 2.64m)

With radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin and radiator.

Bedroom Two

12' x 9'1" (3.66m x 2.77m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is allocated parking to the rear.

TENURE

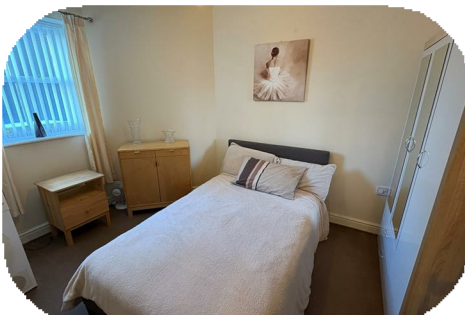
LEASEHOLD. Details to be confirmed.

Council Tax Band

B

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Chapel St, left onto Nelson St and Halls of Freedom will be seen where the property is displayed via our For Sale board.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

