







**Offers Over  
£150,000**

Located on The Mount in Simpson, is this two double bedroom first floor maisonette for over 55's. The accommodation comprises a refitted shower room, refitted kitchen, lounge/diner with a window seat offering views over the communal gardens. Further benefits include access to a communal laundry room, lounge kitchen and toilet along with guest room and being sold with NO UPPER CHAIN.

# Property Description

## ENTRANCE

Front door to:

## OUTSIDE

## ENTRANCE HALL

Doors to lounge, bedrooms and bathroom, airing cupboard housing hot water tank and linen storage, two storage cupboards, loft access, electric storage heater.

## COMMUNAL GARDENS

## LOUNGE

Double glazed window to rear aspect. Electric storage heater, through to kitchen.

## KITCHEN

Double glazed window to front aspect. Fitted with a range of wall-mounted and base units with rolled edge work surface over, built-in electric oven and hob with extractor hood over, porcelain sink unit with drainer and mixer tap, built-in fridge freezer, complementary tiling.

## BEDROOM ONE

Double glazed window to rear aspect. Electric storage heater.

## BEDROOM TWO

Double glazed window to front aspect. Electric storage heater.

## SHOWER ROOM

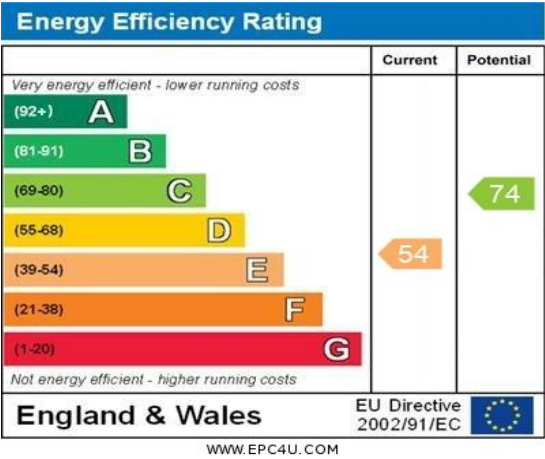
Obscure double glazed window to side aspect. Wash hand basin in vanity unit with mixer tap, WC, walk-in double shower cubicle, non-slip flooring, fully tiled walls.



FIRST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 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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