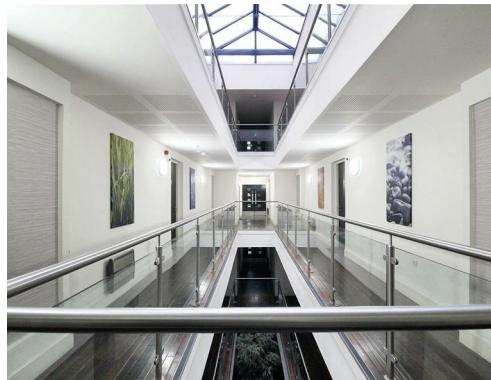
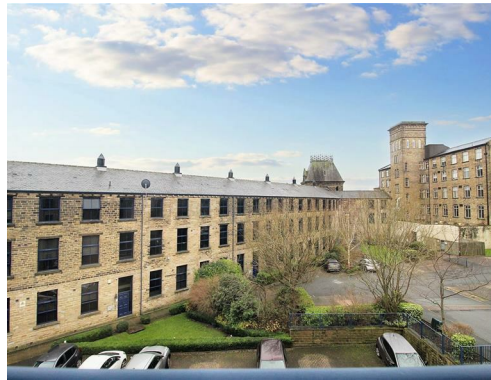


Apt 39 Equilibrium,  
Lindley HD3 3HL

OFFERS AROUND  
£120,000



**\*\*NO VENDOR CHAIN\*\* THIS STYLISH TWO BEDROOM THIRD FLOOR APARTMENT BOASTING WONDERFUL VIEWS, GYM ACCESS AND UNDERGROUND PARKING.**

LEASEHOLD: 999 YEARS EXPIRING 3003 / COUNCIL TAX BAND B/ ENERGY RATING C.

PAISLEY  
PROPERTIES



## **DEVELOPMENT**

The development has secure electric gates, electronic entry systems and CCTV throughout all areas and buildings. There is also a free gym and sauna for residents along with a handy lift and concierge service.

## **LOBBY**

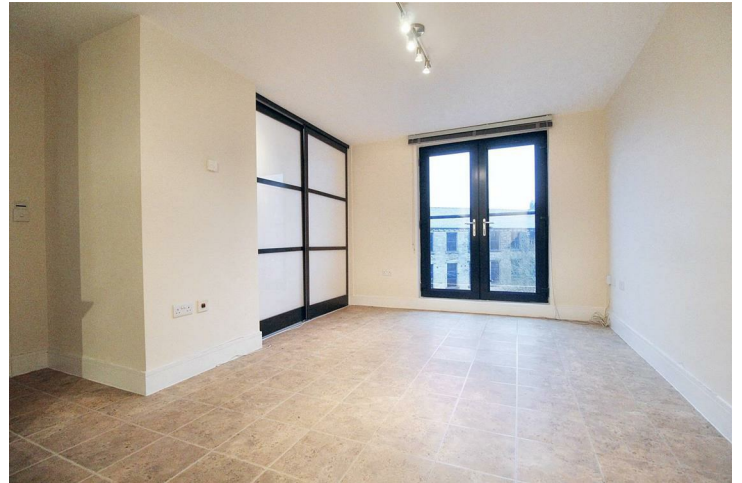
There is a secure lobby area with electronic entrance, mail room and a lift to all floors. The interior of the apartment building has a designer Japanese theme with trees, white boulders, roof lanterns and wall art.

## **ENTRANCE HALLWAY**

Located on the third floor and entered by a wooden door into this welcoming entrance hallway, there is an entry phone and fitted floor to ceiling sliding door mirror fronted cupboard ideal for storing household items. Doors lead through to the living, dining kitchen, two bedrooms, bathroom and boiler cupboard.

## **LIVING DINING KITCHEN 22'3" x 13'4" max**

This stylish room incorporates patio doors which open to give far reaching rooftop and mill views. There is space to accommodate living room and dining furniture. The kitchen area is fitted with a range of matt white and wood effect cupboards with complimentary roll top work surfaces, there is a stainless steel sink with mixer tap over, four ring electric hob with extractor hood and integrated appliances include a fridge freezer, washing machine, dishwasher, vinyl tile flooring underfoot and spotlights to the ceiling.



## **BEDROOM ONE 14'9" x 8'6" max**

This superb double bedroom has ample room for freestanding furniture, a fitted sliding double wardrobe and doors lead through to the en suite shower room and entrance hallway.





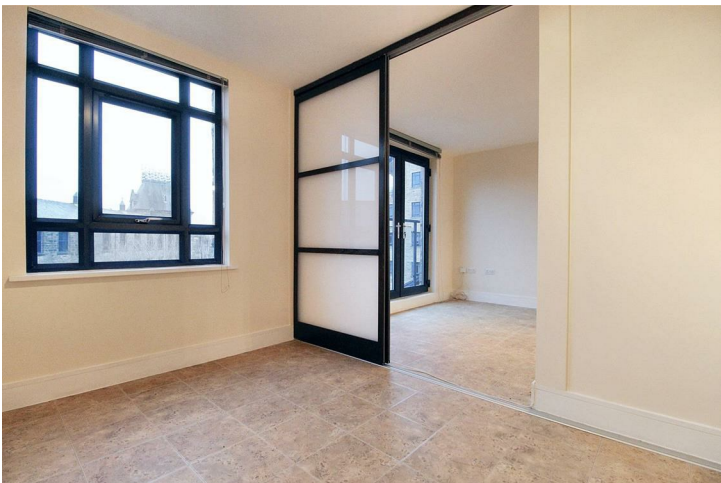
**EN SUITE SHOWER ROOM 6'2" x 4'10" max**

Fitted with a white three piece suite and comprising of a double shower with glass screen, wall hung W.C and concealed flush W.C. The walls are partially tiled with attractive cream tiles, feature shelves with a mirrored vanity and chrome heated towel radiator. Complimentary floor tiles underfoot, spotlights to the ceiling and a door leads through to bedroom one.



**BEDROOM TWO / OFFICE / LIVING SPACE 9'4" x 7'1" max**

This versatile room could be a second bedroom or home office, has space for freestanding furniture and a window gives a pleasant view over the grounds. A door leads back through to the hallway and sliding doors open to the living, dining kitchen.





### **BATHROOM 6'9" x 5'10" max**

This attractive bathroom is fitted with a three piece white suite, including a bath with shower attachment, wall hung hand wash basin with mixer tap and a low level W.C. The walls are partially tiled with complimentary tile flooring, heated towel radiator and a door leads to the entrance hall.



### **EXTERNAL**

The property is approached through electric gates and there is a covered, allocated, parking space beneath the block together with visitor parking available. There are attractive, well maintained communal gardens surrounding the building.







## **LETTINGS INFORMATION**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We will ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS). If pets are allowed in the property then an increased deposit may be required.

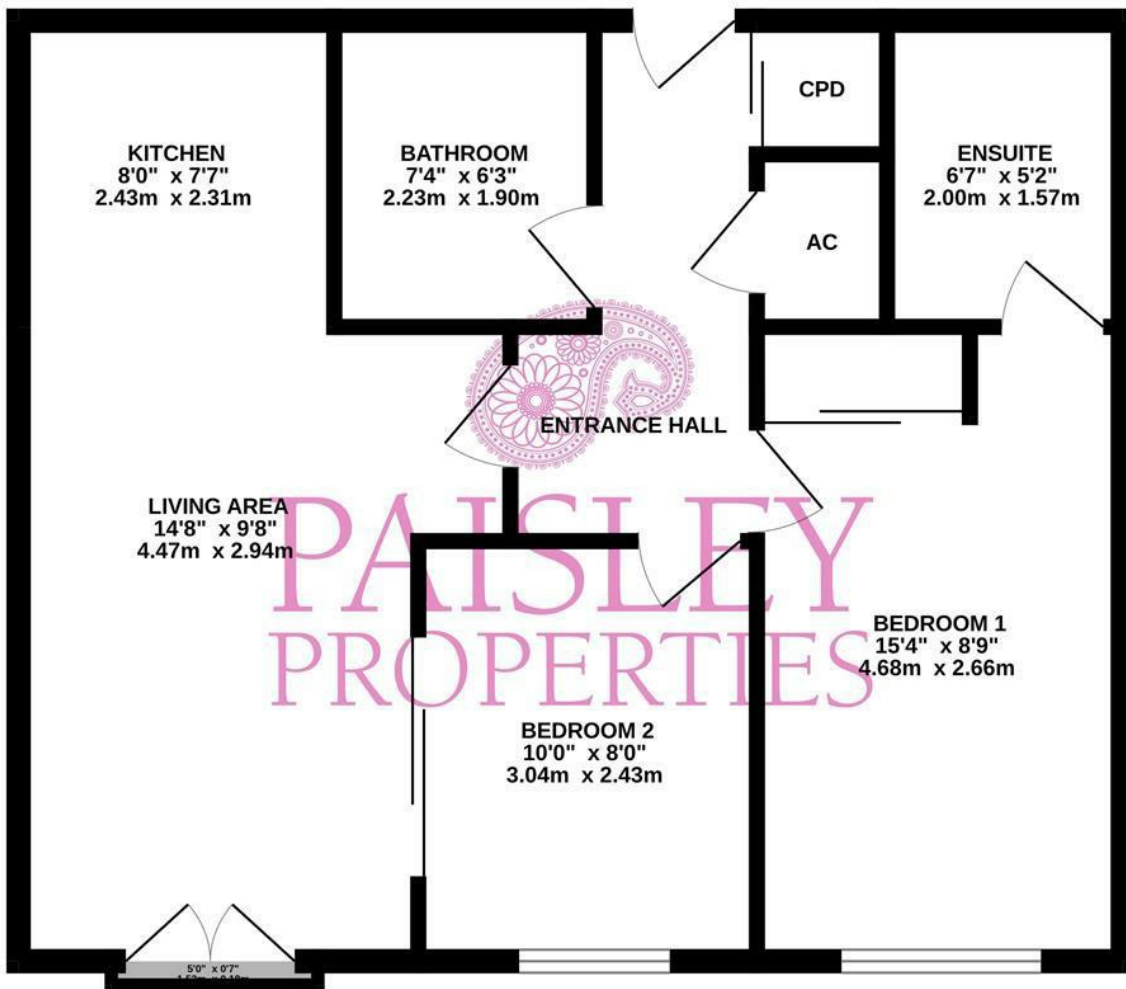
## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

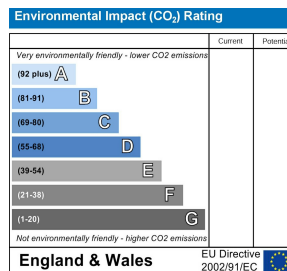
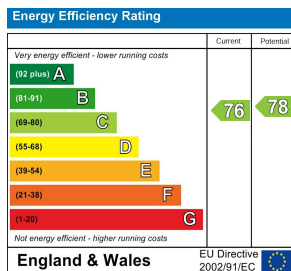
## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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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