3 Oriole House

Lyndhurst Road, Benton

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Lyndhurst Road, Benton, NE12 9NL

Stylish One Bedroom Ground Floor Apartment Situated in a Fantastic Locality and Boasting an Open Plan Kitchen/Living Room, Bathroom and Generous Double Bedroom!
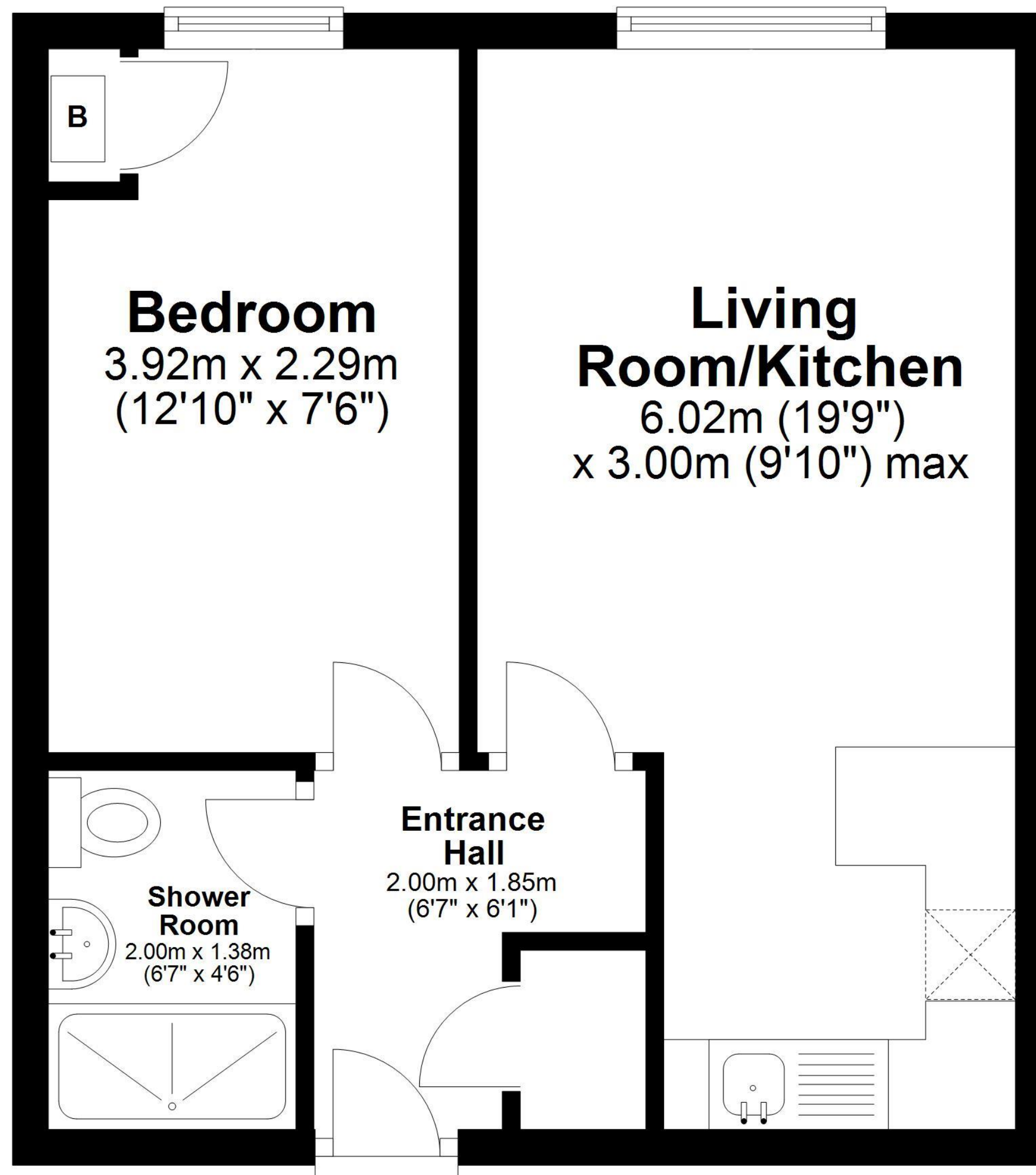
The property, which has undergone a full renovation, is ideally situated on Lyndhurst Road, Forest Hall. Lyndhurst Road offers easy access to a variety of wonderful shops, restaurants and amenities that Benton has to offer, as well as offering excellent transport links with Benton Metro Station situated close by.

Price Guide:
Guide Price £70,000

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Ground Floor

Approx. 32.4 sq. metres (349.3 sq. feet)

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Bedroom
3.92m x 2.29m
(12'10" x 7'6")

Living Room/Kitchen
6.02m (19'9")
x 3.00m (9'10") max

Entrance Hall
2.00m x 1.85m
(6'7" x 6'1")

Shower Room
2.00m x 1.38m
(6'7" x 4'6")

Total area: approx. 32.4 sq. metres (349.3 sq. feet)

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The internal accommodation comprises: Secure communal entrance into the communal hallway | Private entrance on the ground floor | Hallway with useful storage cupboard | Generous double bedroom | Well presented and refurbished shower room with three piece suite | Fantastic open plan kitchen/living room with views over the communal gardens | The kitchen is extremely well equipped with modern worktops and cabinetry, as well as breakfast bar | The communal areas offer separate laundry facilities.

Externally, the purpose built block of apartments benefit from well maintained communal gardens, as well as offering off street parking for one vehicle per property. Well presented throughout, and with double glazing and gas central heating, early viewings are strongly encouraged to appreciate the quality of accommodation on offer!

Services: Mains gas, electricity, water & drainage | Tenure: Leasehold | Lease Remaining: 94 Years | Service Charge: £131.64 pcm | Council Tax: Band A | Energy Performance Certificate: Rating C

AGENTS NOTE: In accordance with the Estate Agents Act of 1979 all potential purchaser's should be aware the property is owned by a family member of an employee of Sanderson Young

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