

Wimslow Court, Old Scalby Road
Guide Price £160,000



**MODERN GROUND FLOOR APARTMENT++IMMACULATE
CONDITION++LOUNGE++TWO DOUBLE
BEDROOMS++BALCONY++MODERN KITCHEN++MODERN
BATHROOM++CENTRAL HEATING++NEW COMBI BOILER & RADS 10 YR
GUARANTEE++DOUBLE GLAZING++GARAGE++COMMUNAL
GARDENS++OWN PRIVATE ENTRANCE++NORTH SIDE POSITION CLOSE
HOSPITAL**

UPVC double glazed windows to the rear and side aspect, Feature fireplace with gas coal effect fire, TV point, radiator and power points.

Kitchen 3.20m x 2.50m (10'6" x 8'2")

UPVC double glazed window to the front aspect, modern range of white wall and base units with butcher style work surface, white sink and drainer, space for washing machine, space for under counter fridge and freezer, space for cooker. radiator and power points.

Bedroom 4.50m x 3.50m (14'9" x 11'6")

UPVC double glazed French Doors leading to the balcony facing the rear aspect, radiator and power points.

Balcony

Facing the rear aspect, with garden views.

Bedroom / Dining Room 4.50m x 3.10m (14'9" x 10'2")

UPVC double glazed window to the front aspect, fitted wardrobes, storage cupboard housing the gas combi boiler, radiator and power points, currently used as a dining room.

Shower Room 2.30m x 1.70m (7'7" x 5'7")

UPVC double glazed window to the front aspect, modern white three piece suite comprising of low flush WC, vanity wash hand basin and corner power shower, vintage style heated towel radiator.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

External

Garage 5.40m x 2.80m (17'9" x 9'2")

Brick built with up and over door, window to the rear aspect, power points and light.

Communal Gardens

Low maintenance communal garden to the rear aspect laid to lawn with edges /borders.

Front Garden

Low maintenance flagged garden with hedge borders, double gated access to the drive way and garage.

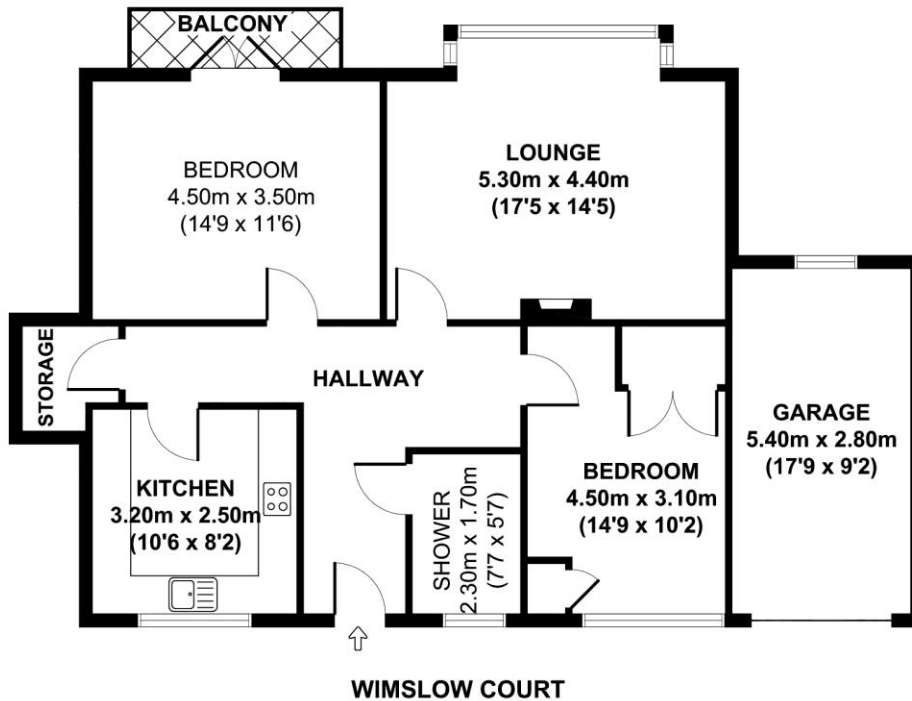
FREEHOLD

Maintenance agreement:£700.00 pa **INCLUDES GARDENING AND BUILDING INSURANCE** through Ellis Hay

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Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 102 SQ M / 1098 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given