



11 Pine Lodge, 41 Dairyground Road

£260,000 Leasehold

WELL-PRESENTED GROUND FLOOR APARTMENT • TWO GENEROUS DOUBLE BEDROOMS • PRIVATE ACCESS OUT TO THE COMMUNAL LAWNS • SINGLE GARAGE • EXCELLENT STORAGE OPTIONS • POPULAR LOCATION CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS



This wonderful GROUND FLOOR apartment is beautifully-presented throughout having been RECENTLY REFURBISHED and offers TWO GENEROUS DOUBLE BEDROOMS. Positioned at the rear of the development there is PRIVATE ACCESS out to the communal lawns from the spacious living room. Additional benefits are the SINGLE GARAGE and OFF-ROAD PARKING. Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

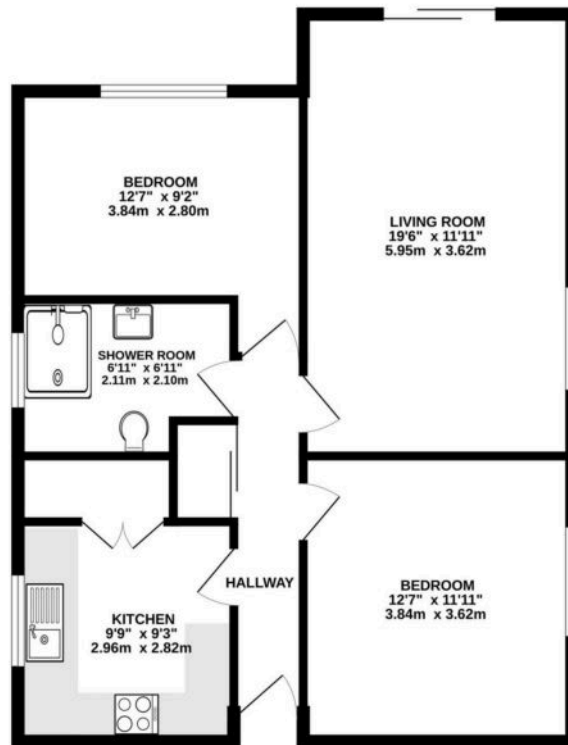
EPC Environmental Impact Rating: D



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GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 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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Situated close to nearby shops, transport links and sought-after schools, is this brilliant ground floor apartment. Sitting at the rear of the development there are only three other apartments on the ground floor allowing a nice and quiet communal area. Further benefitting from a large private storage cupboard off the communal hall. The apartment itself welcomes you in with a hallway providing additional storage via a large cupboard. New carpets have been laid as of March 2025 allowing a new buyer to move in without the need for works. The living/dining room sits at the rear of the apartment and offers dual aspect windows allowing in plenty of natural light. Patio doors lead out on to a patio and the west-facing communal lawns beyond. The kitchen also benefits from views over the communal lawns and is a good size with plenty of worktop space and storage options. The two bedrooms are both generous doubles, and are not directly overlooked providing a private and secluded aspect. The contemporary shower room was re-fitted in 2023 and is warmed by underfloor heating. A large walk-in shower has the benefit of a non-slip floor and the wash hand basin sits on a spacious oak-effect vanity. There is space and plumbing for a washing machine and tumble drier in the shower room.

Externally the single garage offers parking and storage options and there is also off-road parking. The communal gardens overlook school playing fields giving a real sense of space and privacy. Pine Lodge is managed by an in-house management company allowing for a more caring and streamlined management of the building.



