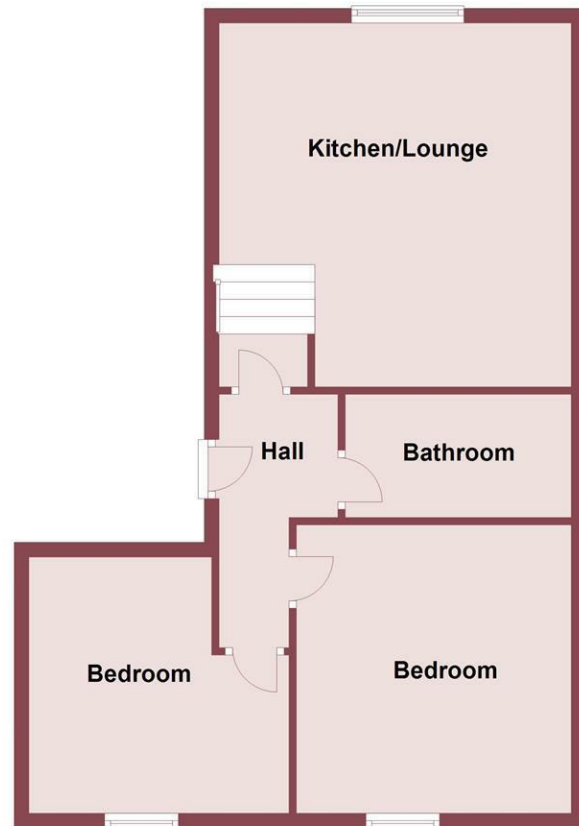




First Floor



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.

Balls Road, Oxton, CH43 5RF

£850 PCM

2 Bedroom 1 Reception 1 Bathroom

*** Stunning Development - Sought After Oxton Location - Available Mid May 2024***

Welcome to Arthur House, this incredible development of just six luxury apartments on Balls Road, Oxton.

The apartments are all individually designed and vary in size and layout - each having their own unique selling features, and its safe to say, each one has the 'Walk in Wow Factor'!

Finished to the highest of standards both inside and out, some of the features include; Hik Vision video intercom and CCTV, Smart electric heaters, LVT Herringbone flooring, Modern Kitchens, Bathrooms and En-Suite's, Wall mounted TV sockets and data feeds, Secure bike Store room in the basement with CCTV.

This particular apartment is a Two Bedroom, One Bathroom and in brief consists of: Communal Entrance, Hallway, Kitchen / Living Space, Bathroom and two Bedrooms.

Externally there is a large communal Garden and one allocated Parking space.

Not suitable for Pets, No Smokers, Unfurnished, Available Mid May 2024

Communal Entrance

Intercom access allowing access to spacious and bright communal Hallway.

Hallway

Hik Vision intercom access that has access to the CCTV in the communal parts of the building and will also allow remote access for visitors, inset spot lights, smart electric heater. There is a cupboard which houses the water tank and heating controls.

Kitchen / Living Space

12'05x12'04 (3.78mx3.76m)

An incredible open plan space which consists of: Bay window to the front elevation, luxury vinyl herringbone flooring, smart electric heater, wall mounted TV point with data feed and inset spot lights.

The Kitchen consists of: Wall and base units with marble effect worktops and upstands, inset sink and drainer with mixer tap. Integrated appliances include; Electric oven, hob and overhead extractor fan and a tall fridge freezer. There is space for a washing machine.

Bathroom

An incredible Bathroom with marble effect porcelain tiles and contrasting matt black furniture comprising of: Bath with glass shower screen, mixer tap and shower, WC, wash basin vanity unit with mixer tap, heated towel radiator with thermostatic controls, tiled walls, luxury vinyl herringbone flooring, inset spot lights, extractor fan.

Bedroom 1

10'01x9'02 (3.07mx2.79m)

Window to the front elevation, inset spot lights, wall lights, wall TV points with a data feed.

Bedroom 2

10'0x9'01 (3.05mx2.77m)

Window to the front elevation, inset spot lights, wall lights, wall TV points with a data feed. There is a cupboard which houses the water tank and heating controls

Externally

There is a large mature South facing communal Garden at the rear of the property.

Parking

There is one designated Parking space with this apartment.

