





**LOVELY TWO BEDROOM
GROUND FLOOR
APARTMENT POSITIONED
ON THE EDGE OF A
POPULAR KIRK SANDALL
RESIDENTIAL ESTATE. Just
a short walk to the local shops,
railway link and canal walks,
this delightful apartment has
plenty to offer all purchasers.
The property is pleasantly
decorated and briefly
comprises of entrance hallway,
living room, kitchen, two
bedrooms, bathroom,
communal gardens and one
allocated parking space to the
rear. GREAT BUY.**



COMMUNAL ENTRANCE HALL

This delightful ground floor apartment is accessed from the communal entrance hallway which benefits from a front facing security door and the property is at the bottom of the hallway on the left.

ENTRANCE HALL

4' 3" x 14' 10" (1.30m x 4.54m) The side facing entrance door leads to the hallway from the communal area, providing access to all accommodation and benefits from an electric heater.

LIVING/DINING ROOM

13' 9" x 14' 2" (4.21m x 4.33m) Lovely reception space with front facing double glazed window overlooking the communal garden, electric heater and a television aerial point.

KITCHEN

8' 11" x 7' 8" (2.73m x 2.34m) The kitchen offers a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob with extractor hood, double electric oven, space for a fridge, plumbing for a washing machine and partially tiled walls.

BEDROOM

8' 11" x 13' 6" (2.73m x 4.14m) Spacious double bedroom with rear facing double glazed window and electric heater.

BEDROOM

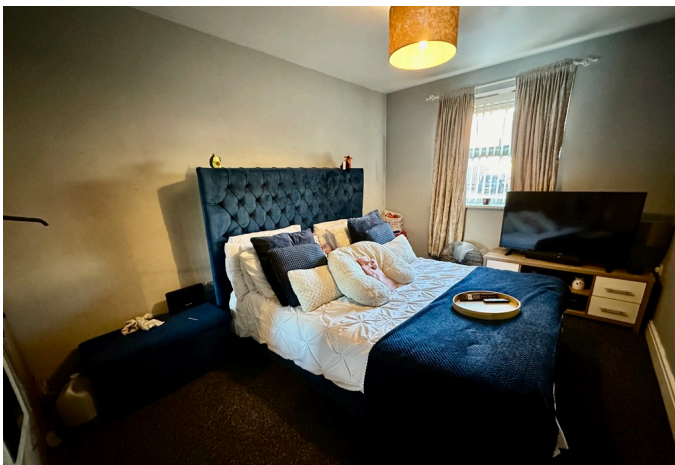
8' 10" x 9' 6" (2.70m x 2.90m) Further lovely bedroom positioned at the rear of the property with rear facing double glazed window and an electric heater.



BATHROOM

8' 2" x 4' 9" (2.51m x 1.45m) Benefitting from a three piece suite, comprising of a low flush WC, wash hand basin, bath with shower screen above, shower fitting, partially tiled walls, shaving point, extractor fan and a heated towel radiator.







ALLOCATED PARKING

Just one single allocated parking space to the rear of the property and accessed via the side road.

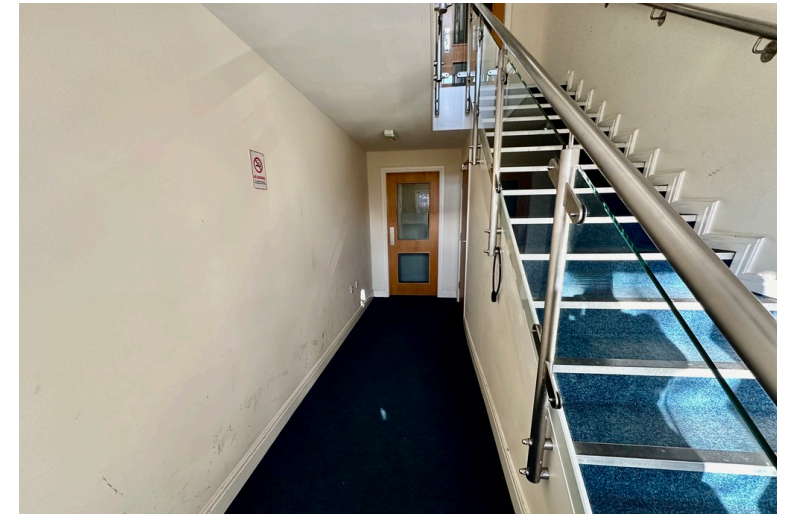
LEASE DETAILS

Lease is 999 years from 1st January 2003.

Ground rent is £100 per annum.

Service charge is £800 per annum and currently paid quarterly.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-10	G		