



- 2 Bed 2nd (Top) Floor Flat With Private Parking
- Fitted Kitchen
- Convenient Location
- Buyer Pays Fees

- Security Entry System
- Bathroom/WC with Shower
- For Sale by Modern Auction - Terms & Conditions Apply

- Spacious Lounge
- Lovely Open Aspect to the Rear
- Starting Bid with Reserve

FOR SALE BY MODERN AUCTION A well presented 2 bedroomed second floor apartment, within this purpose built block, in a pleasant cul-de-sac with lovely open aspect to the rear. Approached via a secure entry system with stairs to the second floor, the property has gas fired central heating and sealed unit double glazing. The Reception Hall leads to the Lounge, with cupboard housing the combi boiler. The Kitchen is fitted with wall and base units with sink unit, split level oven with 4 ring gas hob and concealed extractor over, auto washer with matching door and lovely open aspect with distant views. Bedroom 1 has his and hers built in wardrobes and a wonderful open aspect. Bedroom 2 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin with mirror over and panelled bath with mains shower over and tiled surrounds.

Externally, the property stands in well tended grounds and there is allocated and visitor parking.

Nursery Gardens is conveniently situated just off Silver Lonnen, well placed for local amenities. There are good road and public transport links into the city with easy access to the West Road, A19 and A1.

This property is ideal for a professional person/couple and would also make an excellent investment.

Reception Hall

Lounge 18'3 x 12'4 (max) (5.56m x 3.76m (max))

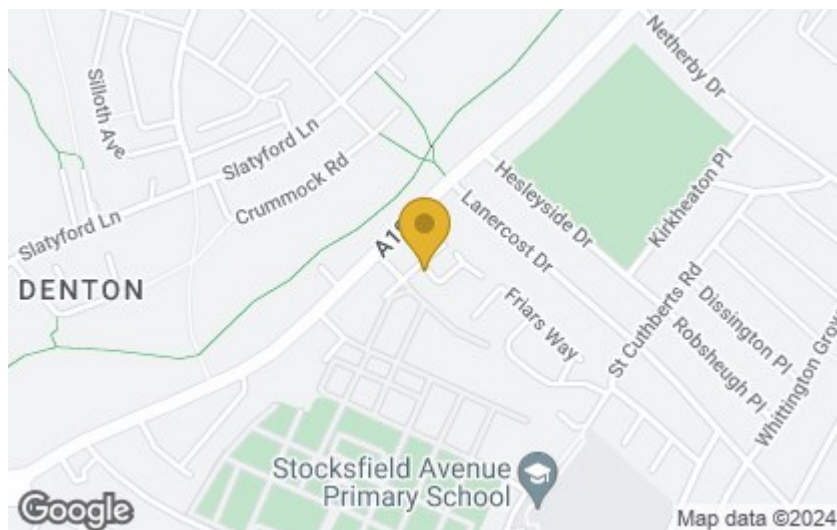
Kitchen 9'3 x 7'6 (2.82m x 2.29m)

Bedroom 1 10'0 x 12'1 (max) (3.05m x 3.68m (max))

Bedroom 2 8'9 x 8'6 (2.67m x 2.59m)

Bathroom/WC 7'0 x 6'4 (2.13m x 1.93m)

Auctioneers Comment



Energy Performance: Current C Potential C
 Council Tax Band: A
 Distance from School:
 Distance from Metro:
 Distance from Village Centre:

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.