



Queen Mary Road,

welcome to

Queen Mary Road,

Guide Price £110,000 - £120,000 Presenting this modern ground floor apartment located in the manor, a contemporary bathroom with a walk in shower, Juliet balcony, two spacious bedrooms, uPVC double glazing, and aprivate car park.



Hall

Step into the welcoming entrance hall, featuring built-in storage for your convenience and an efficient electric wall-mounted heater .

Lounge/Dining/Kitchen

25' 5" max overall x 15' 8" (7.75m max overall x 4.78m)

The open plan lounge, dining, and kitchen area is designed for modern living, boasting two double glazed windows that flood the space with natural light. Two electric wall-mounted heaters ensure warmth and comfort. Featuring a Juliet style balcony, the lounge also has a media wall providing a perfect spot for entertainment. The kitchen is equipped with wall and base units, a stainless-steel sink with drainer, plumbing for a washing machine, and ample space for a cooker and fridge/freezer.

Bedroom One

10' 5" x 10' (3.17m x 3.05m)

The primary bedroom is generously proportioned, offering ample space for relaxation. It features a double-glazed window that allows natural light to brighten the room, complemented by a wall-mounted heater for added comfort.

Bedroom Two

9' 6" x 6' 4" (2.90m x 1.93m)

The second bedroom is equally inviting, with a double-glazed window and a wall-mounted heater, making it a perfect space for guests or family members.

Bathroom

The bathroom is designed for convenience, featuring a walk-in shower enclosure, WC, wash hand basin and a heated towel rail. An extractor fan ensures proper ventilation and obscure double-glazed window provides privacy while allowing natural light to filter in.

Exterior And Gardens

The property is surrounded by well-maintained communal grounds. It includes an allocated parking space within the private car park.



view this property online williamhbrown.co.uk/Property/CPK113531



welcome to

Queen Mary Road,

- Guide Price £110,000 - £120,000
- Open plan living room, dining space, and kitchen
- Allocated parking within private car park
- Contemporary Bathroom
- Perfect for first time buyers

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£110,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/CPK113531](https://www.williamhbrown.co.uk/Property/CPK113531)



Property Ref:
CPK113531 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0114 247 1421



crystalpeaks@williamhbrown.co.uk



Unit C1 6 Peak Square, Crystal Peaks,
SHEFFIELD, South Yorkshire, S20 7PH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)