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St Lawrence Gardens, SS9 5YF  
2 Bedrooms  
Ground Floor Flat  
£225,000

To arrange a viewing  
call 01702 480 666

[ashleighstone.co.uk](http://ashleighstone.co.uk)

## FOR SALE

St Lawrence Gardens, SS9 5YF

£225,000

Ashleigh Stone are delighted to offer this superbly presented two bedroom ground floor purpose built flat. The property offers spacious accommodation with a modern fitted kitchen and bathroom, communal gardens and a garage in a block. Internal viewing advised.

### Hallway

UPVC front door into hallway, smooth plastered ceiling, three built in cupboards, radiator, wood effect laminate flooring and doors off.

### Bedroom One 14' x 9' 11" (4.26m x 3.02m)

Double glazed window to the front, coving to smooth plastered ceiling, radiator and wood effect laminate flooring.

### Bedroom Two 10' 6" max x 8' (3.20m x 2.44m)

Double glazed window to the front, coving to smooth plastered ceiling, radiator and wood effect flooring.

### Lounge/Diner 14' 2" x 11' 2" (4.31m x 3.40m)

Double glazed window to the rear, coving to smooth plastered ceiling, radiator and wood effect flooring.

### Bathroom

Obscure double glazed window to the side, smooth plastered ceiling, P shaped bath with thermostatic rainfall and wash down shower, vanity unit with wash hand bowl and WC, part tiled to walls and vinyl flooring.

### Kitchen 10' 6" x 7' 5" (3.20m x 2.26m)

Double glazed windows to side and rear, smooth plastered ceiling, wall and base level units, inset ceramic sink 1 1/4 bowl and drainer, marble effect work tops and up stand, bevelled edge tiled splash backs, inset Bosch induction hob and oven with concealed extractor over, integrated fridge freezer, washing machine/dryer, chrome heated towel radiator and tiled vinyl effect flooring.

### Communal Gardens

### Garage In Block

To arrange a viewing of this super property call 01702 480 666  
or send us an email to [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)





2 BEDROOMS / GROUND FLOOR FLAT / GARAGE / COMMUNAL GARDEN

## Ground Floor



**ashleigh stone**

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