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**Price £189,500**

PCM Estate Agents offer to the market CHAIN FREE an opportunity to acquire this PURPOSE BUILT FIRST FLOOR TWO BEDROOM APARTMENT located directly opposite Alexandra Park with PARK VIEWS, BALCONY and SECURE ALLOCATED PARKING. The property also benefits from having gas central heating and double glazing.

Located within this POPULAR PURPOSE BUILT BUILDING with stairs and lift access to the first floor, step inside to be greeted by a spacious entrance hall with AMPLE STORAGE SPACE, DUAL ASPECT LOUNGE-DINER with BALCONY and VIEWS ONTO THE PARK, kitchen, TWO DOUBLE BEDROOMS, SHOWER ROOM with wc and also a SEPARATE WC. In addition to the internal storage, there is also an external storage cupboard offering further practical storage space.

Conveniently positioned directly opposite Alexandra Park, close to bus routes and nearby amenities. Viewing comes highly recommended, please call the owners agents now to book your viewing.

#### **COMMUNAL FRONT DOOR**

Leading to:

#### **COMMUNAL ENTRANCE HALL**

Stair or lift access to the first floor, private front door to:

#### **ENTRANCE HALL**

Spacious with ample storage space, large cloaks cupboard with hanging rail and shelving, telephone point, second cupboard with shelving, further large storage cupboard, radiator, coving to ceiling, wall mounted entry phone system.

#### **DUAL ASPECT LIVING ROOM**

16'8 max x 14'2 (5.08m max x 4.32m)

Two double radiators, television & telephone points, coving to ceiling, double glazed window to side aspect, double glazed window and French doors to front aspect opening to:

#### **BALCONY**

Metal balustrade, ample space for bistro style table and chairs to sit out and take in those lovely park views.

#### **KITCHEN-BREAKFAST ROOM**

13' x 8'2 (3.96m x 2.49m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, tiled splashbacks, inset one & ½ bowl drainer-sink unit with mixer tap, four ring gas hob with oven below and extractor over, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, wall mounted boiler, double glazed window to side aspect.

#### **BEDROOM**

12'3 x 11'8 (3.73m x 3.56m )

Coving to ceiling, double radiator, wall lighting and ceiling lighting, double glazed window to side aspect.

#### **BEDROOM**

13'7 x 9'1 (4.14m x 2.77m)

Fitted with a range of bedroom furniture including over bed storage, bedside tables and wardrobes, chest of drawers, radiator, coving to ceiling, double glazed window to front aspect with park views.

#### **SHOWER ROOM**

Large walk in shower with electric shower unit, hand rail and pull down seat, concealed cistern dual flush low level wc, vanity enclosed wash hand basin to side, heated towel rail, tiled walls, tiled flooring.

#### **SEPARATE WC**

Low level wc, wash hand basin with tiled splashbacks.

#### **SECURE PARKING**

Allocated parking space.

#### **NOTE**

The property also benefits from use of the communal garden and an external storage cupboard.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: 952 years remaining

Service Charge: £2652 per annum

Pets: Not Allowed.

The property is managed by a residence association.

Council Tax Band: C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, structures and fixtures have not been tested and no guarantee as to their operability or efficiency can be given.  
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		75	79
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			