



**12, ST. JOHN'S MANOR, BARRHILL
ROAD, GOUROCK, PA19 1JR**





Description

Priced below Home Report value of £170,000. This is a rare opportunity to purchase a two bedroom SECOND FLOOR FLAT within the highly sought after St. John's Manor development which commands superb panoramic views beyond the greens of Gourock Bowling Club to the River Clyde spanning from Dunoon to the Holy Loch, continuing to the entrance to Loch Long and Kilcreggan. The westerly aspect is well positioned for watching the summer sunsets over the Argyll hills. This particular flat has been owned by just the one family since it was purchased in 1970 at time of construction.

Lies within a central location just a few minutes walk from the town centre, plus bus and rail transport facilities are nearby. There is a private garage and shared resident's car park located to the rear of the building. In addition, the development is set within well maintained communal grounds and there is shared bin store. Specification includes: double glazing and partial electric heating. The building is protected by a security door entry system.

Accommodation comprises: there is a long Entrance Hallway with three cupboards providing useful storage. The spacious front facing Lounge/Dining Room is a bright apartment with additional side window. Views can be enjoyed from this apartment to the River Clyde and hills beyond. There is a fitted Kitchen with side window, range of fitted units, work surface areas and splashback tiling. There are two storage cupboards.

The are two double sized Bedrooms both offering fitted wardrobes. The 2nd bedroom benefits from a dual aspect layout with windows to the front and rear. The Bathroom with side window has a four piece suite comprising: pedestal wash hand basin, wc and shower tray iwth "Triton" shower. Specification includes: wall tiling and chrome style electric towel rail.

Furniture can be included in the sale. Viewing is highly recommended for the chance to purchase a flat in this seldom available development. EPC = D.

Measurements

Hallway

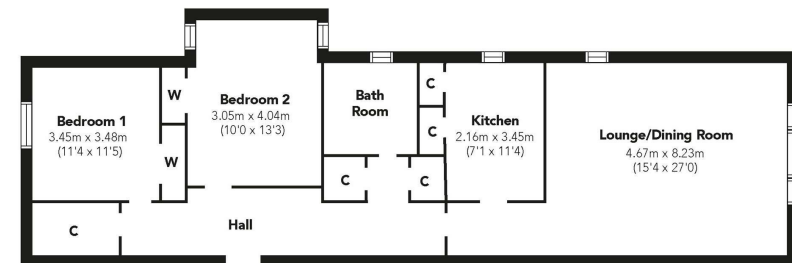
Lounge / Dining Room
4.67m x 8.23m (15'4 x 27'0)

Kitchen
2.16m x 3.45m (7'1 x 11'4)

Bedroom 1
3.45m x 3.48m (11'4 x 11'5)

Bedroom 2
3.05m x 4.04m (10'0 x 13'3)

Bathroom



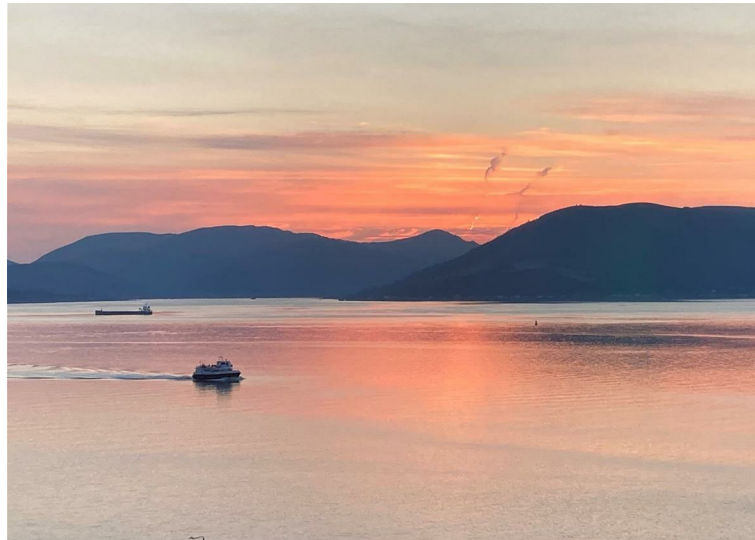
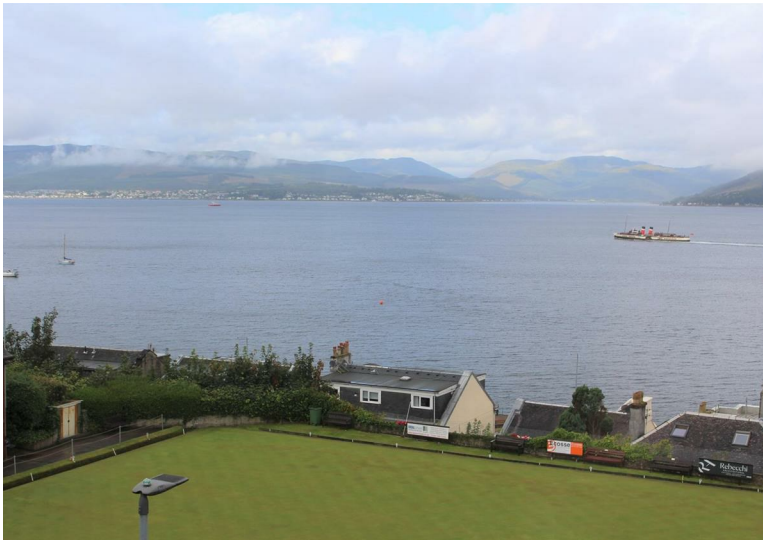
Floorplans are indicative only - not to scale
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