



3, MURIEL BLUE COURT, 1.1, 1
CALEDONIA GARDENS, GOUROCK, PA19







Description

This is a rare opportunity to purchase a quarter share of a beautifully presented two bedroom FIRST FLOOR FLAT which occupies a highly popular central location within a modern development. Lies convenient for local shops including the new Co-Op, the waterfront at Cardwell Bay plus a range of amenities and road/rail transport facilities are nearby.

A monthly rental of £303.97 is payable to Oak Tree Housing Association. We are advised the purchaser must meet Oak Tree Housing Association's criteria. The monthly rental is reviewed annually. After the 1st year of ownership there will be an opportunity to purchase further 1/4 shares of the property up to 100% ownership.

There is shared resident's parking situated to the front of the house plus a rear facing communal drying green. Specification includes: security door entry system, double glazing and gas central heating. Would suit a variety of buyers including downsizers and first time buyers.

Impressive apartments comprise: Entrance Hallway by timber door and two inbuilt storage cupboards. The bright Lounge is a front facing apartment with south facing aspect. There is a front facing fitted Kitchen with white fitted unit, dark oak effect work surfaces and splashback tiling. Appliances include: stainless steel chimney extractor hood, gas hob and electric oven.

There are two rear facing double sized Bedrooms both offering fitted wardrobe storage. The quality Bathroom with rear window has a three piece suite comprising: pedestal wash hand basin, wc and bath with mixer shower. Additional features include: wet wall panelling, shower screen and decorative panelled ceiling.

Early viewing is essential for this rarely available shared ownership home.
EPC = C.



Measurements

Hallway

Lounge

4.04m x 3.71m (13'3 x 12'2)

Kitchen

2.39m x 3.68m (7'10 x 12'1)

Bedroom 1

3.00m x 3.66m (9'10 x 12'0)

Bedroom 2

2.72m x 3.68m (8'11 x 12'1)

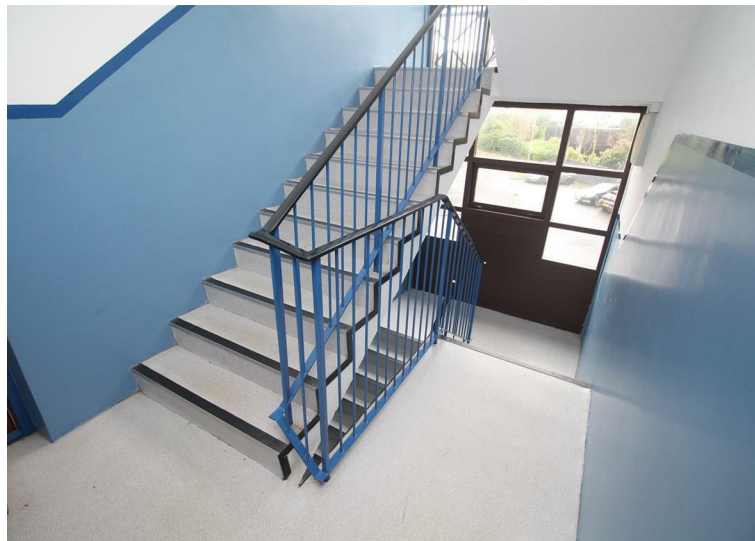
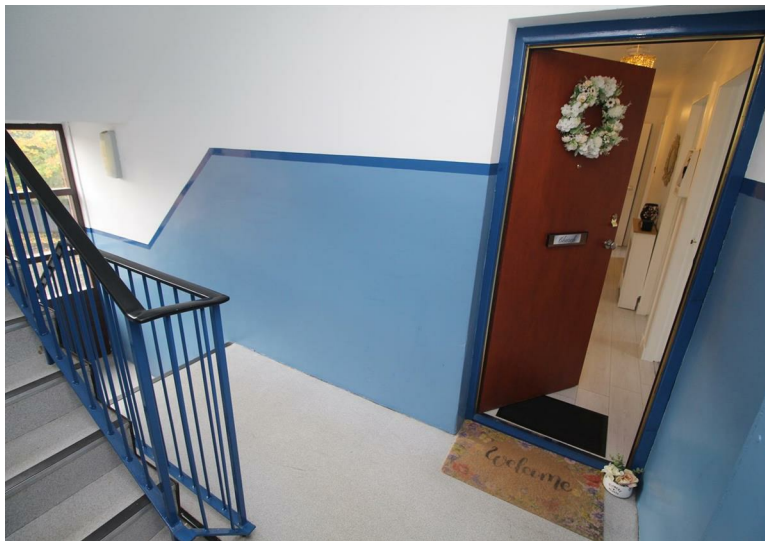
Bathroom











Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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