

# 15 St. Hilary Court £80,000

- Council Tax Band A
- ONE DOUBLE BEDROOM
- WELL PRESENTED THROUGHOUT
- ON STREET PARKING TO THE FRONT
- CLOSE TO LOCAL AMENTIES INCLUDING SHOPS
- CLOSE TO LOCAL PRIAMRY AND SECONDARY SCHOOLS
- GOOD PUBLIC













## About the property

This well presented top floor one bedroom flat would be ideal for investors and first time buyers and is conveniently located within close proximity to local shops and public transport links.













## **Accommodation**

#### **Entrance Hall**

Doors leading to bedroom, living room, kitchen and bathroom, access to loft space.

#### Lounge

 $13^{\circ}$  5" x 8' 9" (  $4.09 \, m$  x  $2.67 \, m$  ) UPVC double glazed window, electric radiator, carpeted.

#### **Bedroom**

16' 8" x 9' 10" ( 5.08m x 3.00m )
UPVC double glazed windows, laminate flooring, radiator.

#### Kitchen

13'  $5'' \times 7' 5''$  (  $4.09m \times 2.26m$  )

#### **Bathroom**

### victoriapark@peteralan.co.uk



## **Floorplan**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let





**peter**