



## Sutherland Mansions offers in excess of £175,000

- council tax band C
- TWO BEDROOM APARTMENT
- GROUND FLOOR
- EXCELLENT LOCATION
- GARAGE AND STORAGE SHED
- COMMUNAL GARDENS
- EPC Rating: C



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## About the property

Ground Floor apartment with Garage, close proximity to Coryton Train station and Whitchurch Village.

## Accommodation

### Hallway

Large passage hall way with laminate flooring, doors leading to large storage cupboards.

### Lounge

15' 9" x 11' 5" ( 4.80m x 3.48m )

Plastered walls, laminate flooring, radiator, large window over looking communal gardens.

### Kitchen

12' 6" x 8' 5" ( 3.81m x 2.57m )

Top and bottom wall mounted cupboards, tiled splash backs, smooth plastered walls to ceiling, sink with mixer tap over, space for fridge and freezer, power points, laminate flooring, Worcester Combi Boiler, large PVC double glazed window to front.



## Bathroom

Tiled floor to ceiling, bath with electric shower over, toilet, wash hand basin, UPVC obscure window.

## Bedroom One

12' 1" x 12' 3" ( 3.68m x 3.73m )

Large double bedroom with laminate flooring, large UPVC double glazed window, storage cupboard and radiator.

## Bedroom Two

10' 5" x 8' 11" ( 3.17m x 2.72m )

Double bedroom, large built in wardrobe, laminate flooring, radiator, large UPVC double glazed window to front.

## Communal Space

Communal garden with storage shed and washing line space, garage and storage shed.

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## Floorplan



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