



Flat 2-2, 3 Lendel Place, Cessnock, Glasgow, G51 1BH

Offers Over £170,000

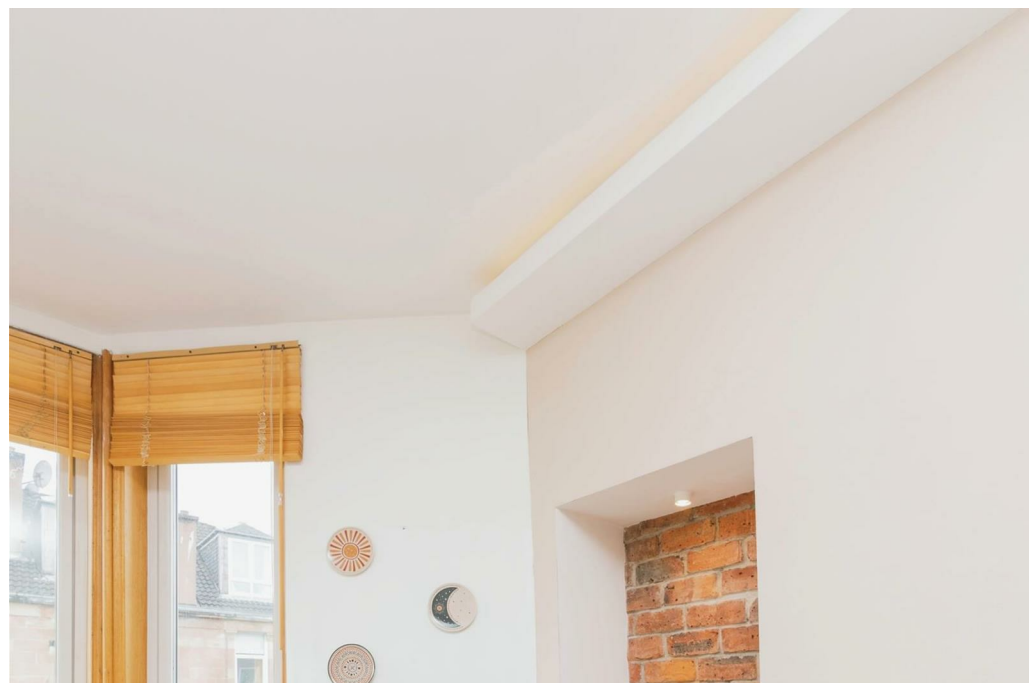
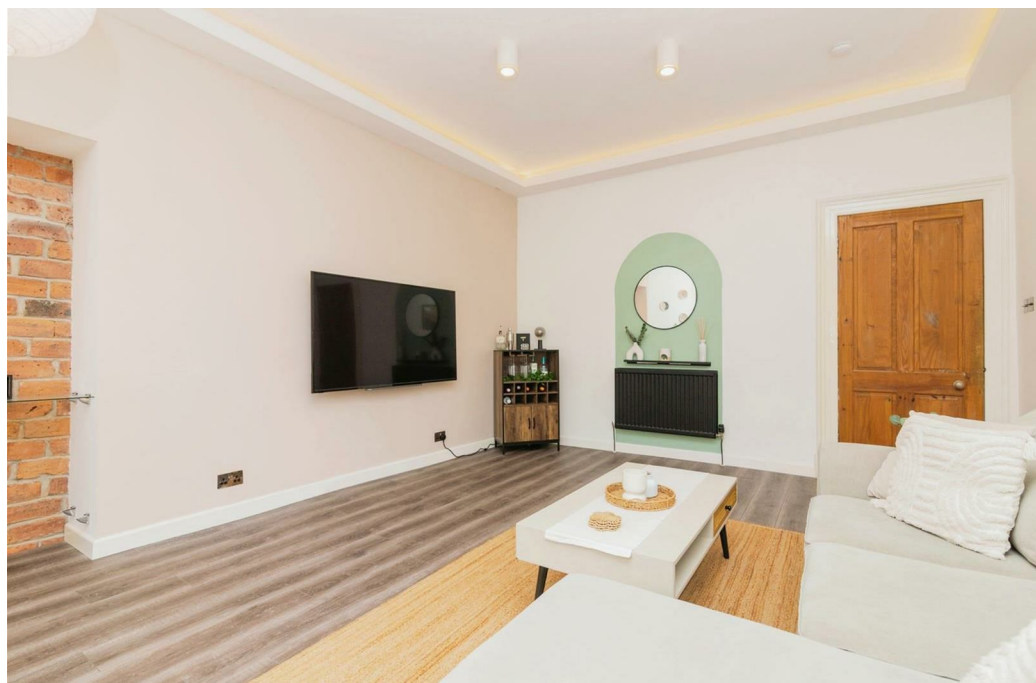
- Wonderful Traditional Apartment
- 2 Generous Double Bedrooms
- DG, GCH & Secure Door Entry System
- EER - C
- Well Maintained & Presented Throughout
- Attractive Dining Kitchen
- Early Viewing Essential
- Formal Lounge with Bay Window Formation
- Stylish Bathroom
- Close To Local Amenities & Transportation Links

3 Lendel Place, Glasgow G51 1BH

This well appointed, second floor, traditional apartment has been well maintained and presented by the current owners. This two bedroom property benefits from a number of period features with a contemporary finish. Further benefits include, well maintained communal areas, secure door entry system, stylish lounge, attractive kitchen, contemporary bathroom, GCH & DG. Early viewing will be imperative. EER - C



Council Tax Band: B



CODA Estates are proud to market this immaculate second floor apartment. Located within an extremely desirable pocket of Glasgows Southside, early viewing is strongly recommended.

The current owners have maintained and presented the apartment to an impeccable standard throughout and whilst retaining a number of the period features have created a most wonderful and contemporary living environment. Accommodation comprises a impressive reception hallway with storage, a marvellous lounge with bay window formation to the front, a well appointed kitchen with dining area, both bedrooms are generous in size and neutrally decorated. Completing the flat is the stylish bathroom with over the bath electric shower and heated towel rail. Further benefits to mention include GCH, DG, Secure Door Entry System and well maintained communal areas.

Room Dimensions

Entrance Hallway

Lounge - 5.87m x 4.09m

Kitchen - 4.95m x 3.28m

Bedroom 1 - 4.88m x 3.23m

Bedroom 2 - 3.68m x 2.95m

Bathroom

Location

Lendel Place is a superb urban location offering the hustle and bustle of city centre living only a short distance away. Kinning Park is ideally placed for a range of local amenities including coffee shops, bars, delicatessens and restaurants. Also, on your doorstep, are excellent public transport and motorway links, including the subway and bus services, allowing easy access to Glasgow City Centre and destinations further afield. The SSE Hydro and Armadillo are also both within walking distance.

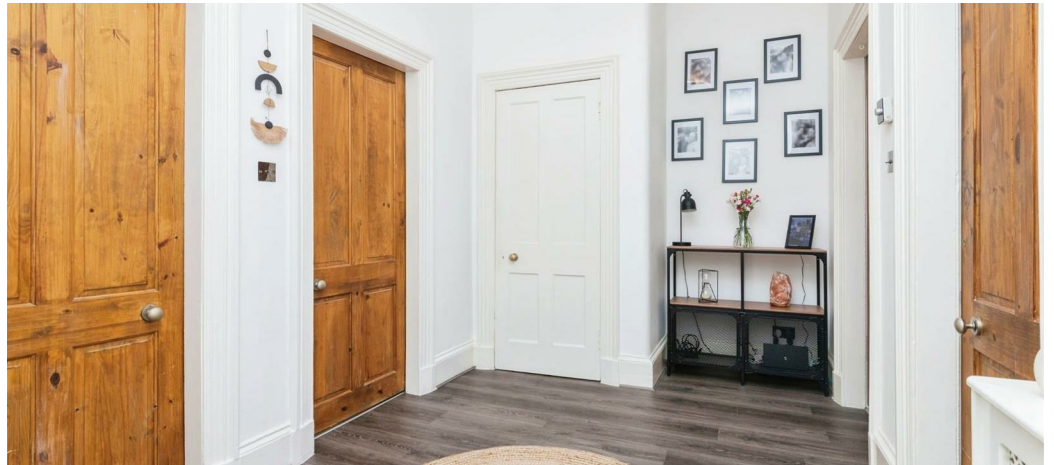
Home Report Available on Request

EER - C

Viewings Strictly By Appointment

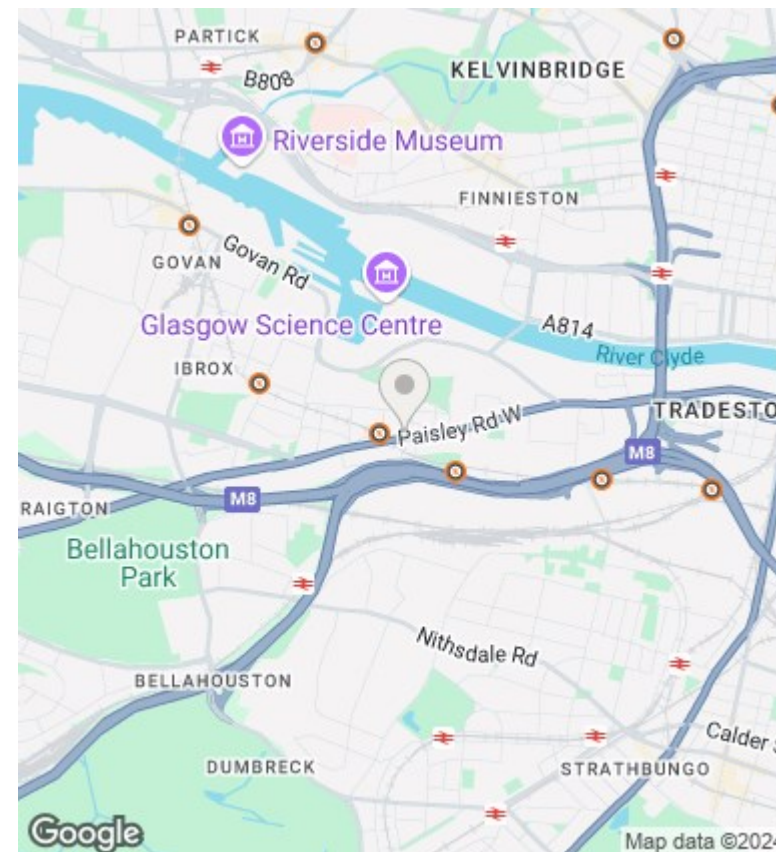
CODA Estates provide a free valuation service. If you are considering selling your own home and require any assistance please contact the office on 01417751050.







While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for marketing purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with MyPlan.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

Council Tax Band

B

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