



Church Place
Rhu
G84 8DY

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Offers Over £110,000

Situated in a nice quiet setting this attractive modern 1st Floor Flat is well presented throughout and offers ideal accommodation for the successful buyer.

The building itself is traditionally constructed and has a brick and render exterior beneath a pitched, natural slate roof. This particular building is getting a new double glazed communal front entrance within the next few weeks and this also includes replacement of the communal windows on the landing areas.

To the front there are neat garden areas and a central path to the entrance. The rear garden is also well maintained and is in a private position and screened by mature shrubs.

Internally this apartment is well presented throughout and has a modern, freshly decorated interior including self coloured carpets and a modern kitchen and bathroom.

The accommodation comprises entrance hall, good sized lounge/living room with window to the front which affords a nice open outlook. The kitchen has been refitted to a high standard and has a range of modern floor and wall storage units including integrated oven hob and hood and a stainless steel sink. Ample worktop surface area and a window to the front.



**Home Report Valuation
£115,000**

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Council Tax Band C

EPC Rating C



There are two bedrooms, both with windows to the rear and the larger one with built in wardrobes with sliding doors.

Attractive shower room with a nice modern suite comprising modern corner shower tray, wash hand basin and a low level w.c.

The property further benefits from gas central heating and has pvc double glazing.

Ample off road resident and visitor parking spaces to the front.

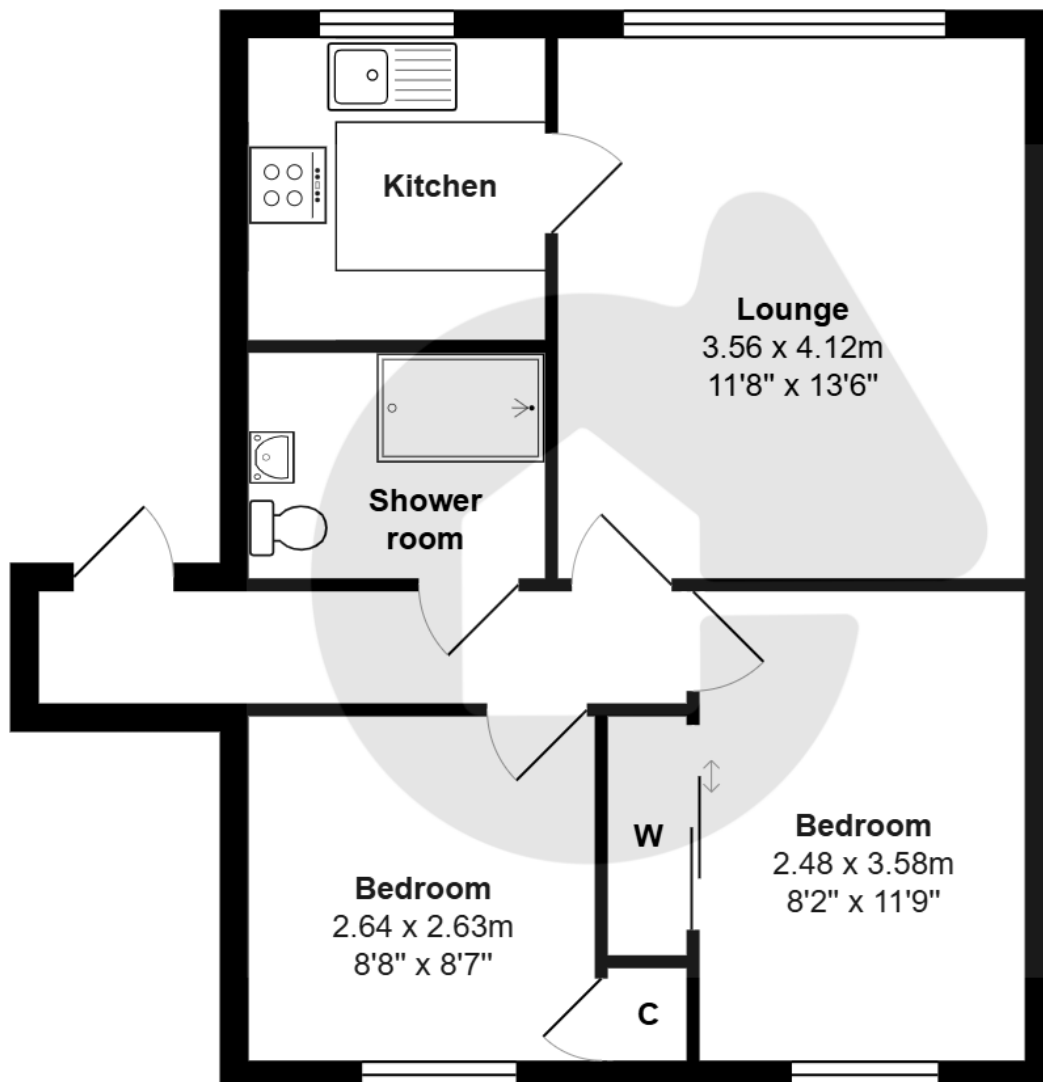
The building is self factored and residents pay £15 per month but owners are responsible for their own insurance.



Vendor Comments

This has been great flat and is in such a nice location being so handy for all the local amenities and transport links.

28 Church Place



All measurements are approximate and for display purposes only

Total Area: 52 52.9 m² ... 570 ft²

Location

Church Place is a small, virtually traffic free cul-de-sac, located in the heart of the picturesque conservation village of Rhu. Home to a selection of modern houses and flats, the location is perfect for easy access to the local, highly regarded primary school, convenience store and church. The larger, nearby town of Helensburgh is only a few minutes' drive away and offers shops, supermarkets, bars, restaurants, secondary schooling and train stations with services to Glasgow, Edinburgh and even London.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

