

Sandhills Avenue, Hamilton

Offers Over £95,000

A one-bedroom, SECOND-FLOOR apartment located in Hamilton. The flat has stair and lift access as well as one bedroom, bathroom and an open plan lounge kitchen area.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B





Entrance Hall

With a carpet and storage cupboard.

Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

With a window to the front elevation, tiled flooring, bath with shower over, WC, wash hand basin and a wall-mounted heated towel rail.

Bedroom

15' 0" x 8' 11" (4.57m x 2.72m)

With a window to the rear elevation, carpet and radiator.

Lounge Area

14' 5" x 11' 4" (4.39m x 3.45m)

With French doors to the rear elevation with a Juliette balcony, carpet and a gas radiator.

**Kitchen Area**

8' 6" x 7' 0" (2.59m x 2.13m)

With a window to the front elevation, sink and drainer unit, range of wall and base units with work surfaces over, laminate flooring, oven, hob, dishwasher, extraction fan and tiled splashbacks.

Communal Entrance Hall

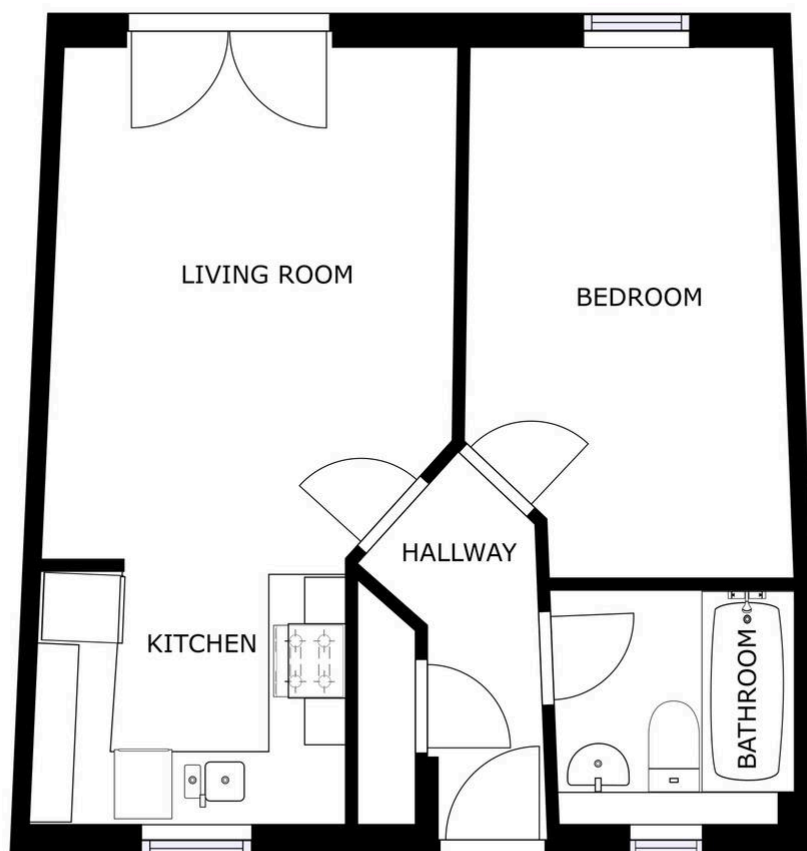
With fob access, stairs and lift access to the second floor where the apartment is located.

Lease information:

Lease Length

96 Year Remaining on the lease

Service charge and Ground Rent £312.00 per quarter



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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