

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- GROUND FLOOR MODERN APARTMENT
- BEAUTIFULLY PRESENTED
- TWO GENEROUS BEDROOMS
- OPEN PLAN LIVING
- ENSUITE AND FAMILY BATHROOM
- ALLOCATED PARKING SPACE

Guide Price £220,000

Swift Court
Pilgrove Close
GL51 0SL

Swift Court, Pilgrove Close, GL51 0SL

Cook Residential is thrilled to introduce this beautifully presented two-bedroom, two-bathroom ground floor apartment, boasting an allocated parking space.

Entrance: The welcoming hallway has a useful built-in cupboard, setting an elegant tone for the rest of the property.

Living Area: The expansive open plan sitting-dining room is designed for relaxation and entertainment.

Kitchen Area: A stylish, contemporary kitchen area is equipped with white high gloss wall and base units, ambient under-counter lighting, and ample countertops. It includes fully integrated Neff appliances, promising a modern and exciting culinary experience.

Bedroom One: The principal bedroom is a haven of comfort, flooded with natural light and featuring an ensuite shower room, and built in wardrobes enhancing its appeal.

Bedroom Two: The generously proportioned second bedroom offers a versatile space, perfect for accommodating guests, setting up a home office, or creating a personal retreat.

Modern Family Bathroom: The contemporary family bathroom features chic partly tiled walls, a shower over bath, a sleek sink, a WC, and a heated towel rail providing a luxurious bathing experience.

Passionate About Property...



Convenient Parking: The property offers a dedicated parking space, providing a sense of ease and convenience for the residents.

Additional Benefits: The property is equipped with gas central heating throughout all rooms, ensuring a warm and cosy atmosphere regardless of the season.

Tenure: Leasehold

Lease Length: 993 years

Service Charge: £85.00

Service Charge Review Period: Annually

Ground Rent: Included in Service Charge

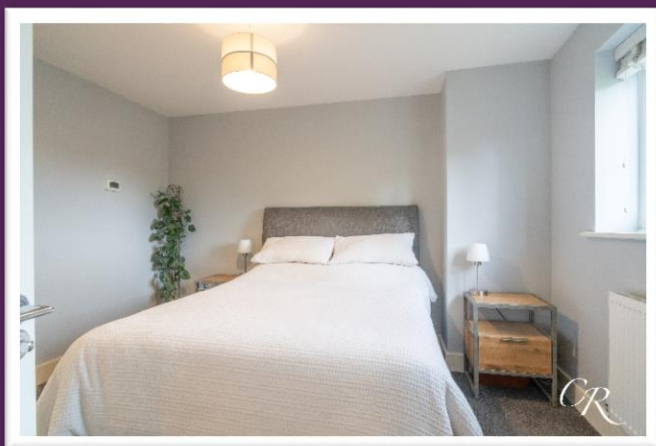
Council Tax Band: B

All property details, including Leasehold status, will be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.

For further details or to arrange a viewing, please contact Cook Residential.

Passionate About Property...

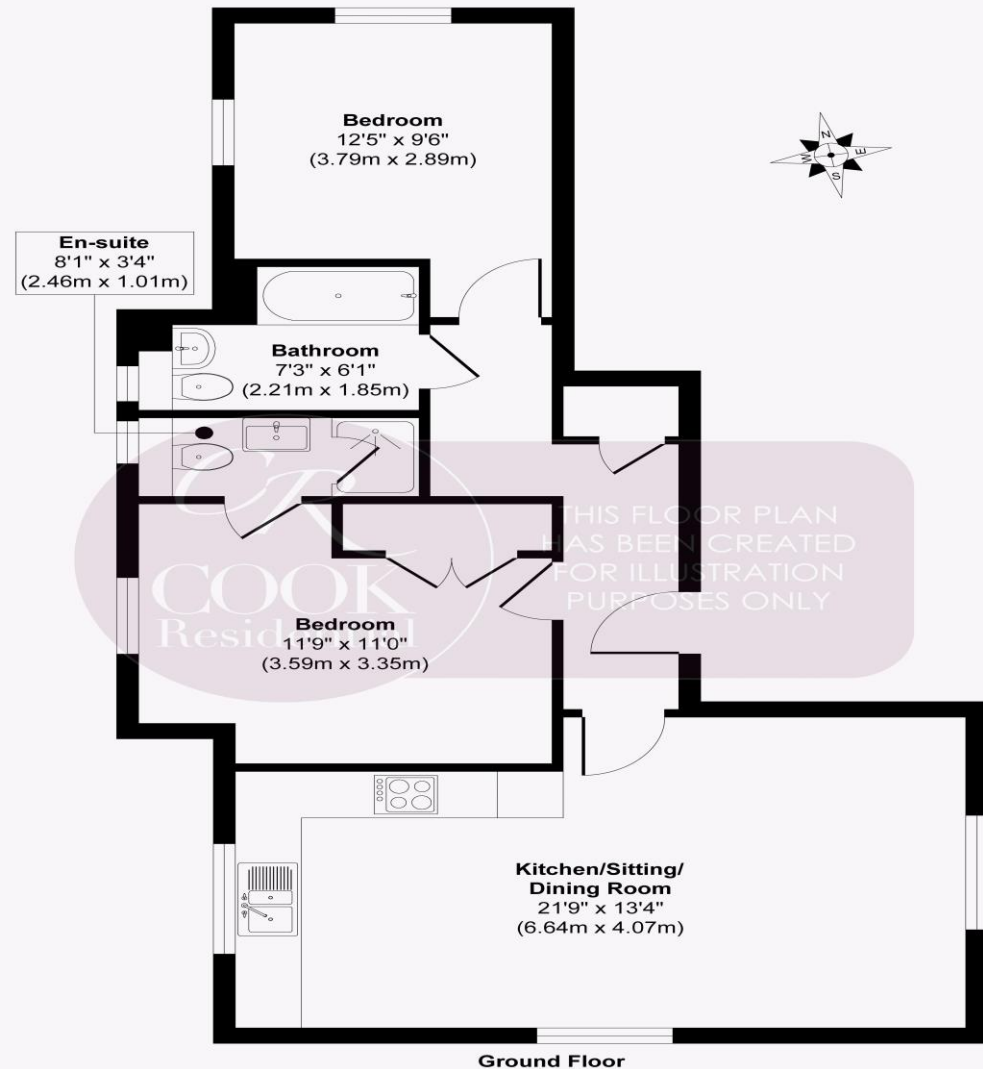


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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
www.EPC4U.COM		



Approx. Gross Internal Floor Area 664 sq. ft / 61.69 sq. m
Produced by Elements Property