



Cherry Tree Apartments, Evergreen Close, Bishop Cuthbert, TS26 0ZD
2 Bed - Apartment
£79,950

Council Tax Band: B
EPC Rating: C
Tenure: Leasehold



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A modern two bedroom GROUND FLOOR apartment located in a popular part of the Bishop Cuthbert estate. An ideal purchase for a first time buyer, those looking to downsize or possible investment opportunity with a tenant currently in situ. The apartment is accessed via a secure telecom entry system, benefits from allocated parking, features an en-suite to the master bedroom and further benefits from gas central heating and uPVC double glazing. The full layout comprises: communal entrance, private entrance hall with cloaks cupboard, generous open plan kitchen/diner, two good size bedrooms, the master with a modern en-suite shower room, and the main bathroom which incorporates a three piece white suite and chrome fittings. Cherry Tree Apartments face onto Merlin Way with access via Evergreen Close. The apartments benefit from allocated parking and ample visitors parking. VIEWING RECOMMENDED.

GROUND FLOOR APARTMENT

COMMUNAL ENTRANCE

Accessed via secure telecom entry.

ENTRANCE HALL

Secure entrance door with spyhole, modern laminate flooring, coved ceiling, useful cloaks cupboard, convector radiator.

LOUNGE

15'11 x 10'10 (4.85m x 3.30m)

A good size lounge which leads directly into the kitchen with two uPVC double glazed windows, fitted carpet, coved ceiling, convector radiator.

KITCHEN

9'2 x 8'4 (2.79m x 2.54m)

Fitted with a modern range of cream gloss units to base and wall level with contrasting work surfaces and matching splashback, incorporating an inset one and a half bowl single drainer sink with mixer tap, built-in electric oven with four ring gas hob above and extractor over, tiled splashback, recess for washing machine, fridge/freezer and additional appliance, gas central heating boiler, uPVC double glazed window, tiled floor, coved ceiling.

BEDROOM ONE

12' x 8'4 (3.66m x 2.54m)

uPVC double glazed window, fitted carpet, coved ceiling, convector radiator.

EN-SUITE

7'3 x 5' (2.21m x 1.52m)

Fitted with a modern three piece suite and chrome fittings comprising: double shower with glass panelled sliding door and electric shower, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window, extractor fan, coved ceiling, convector radiator.

BEDROOM TWO

8' x 7'8 (2.44m x 2.34m)

uPVC double glazed window, fitted carpet, convector radiator.

MAIN BATHROOM

7'3 x 5'6 (2.21m x 1.68m)

Fitted with a three piece white suite and chrome fittings comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback, uPVC double glazed window, extractor fan, convector radiator.

EXTERNALLY

The apartment benefits from an allocated parking space, communal grounds and visitors parking.

NB 1

The property is of leasehold tenure and has a yearly maintenance charge.

NB 2

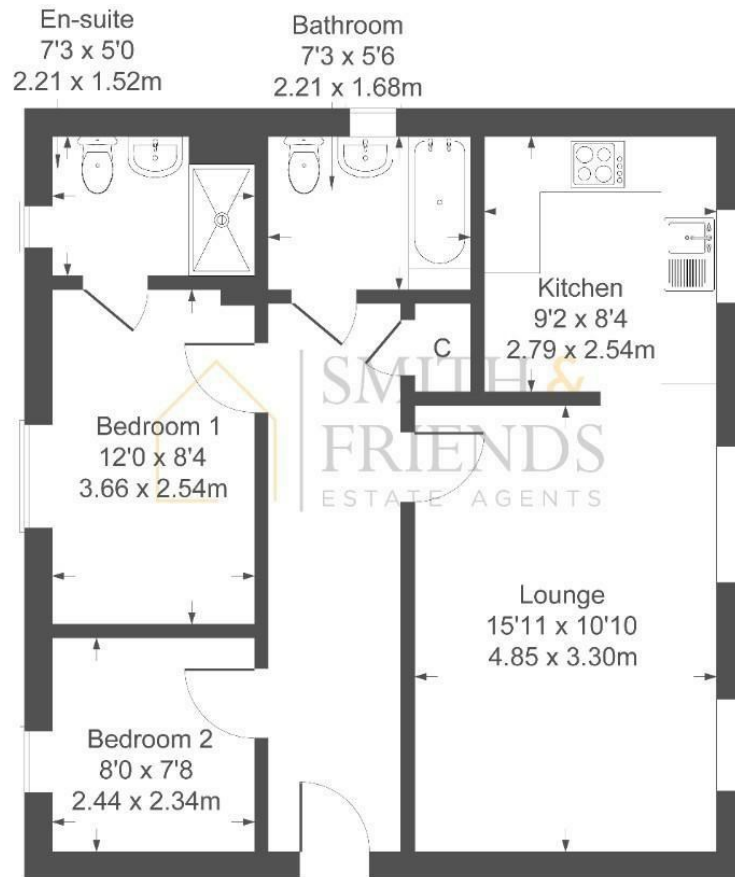
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



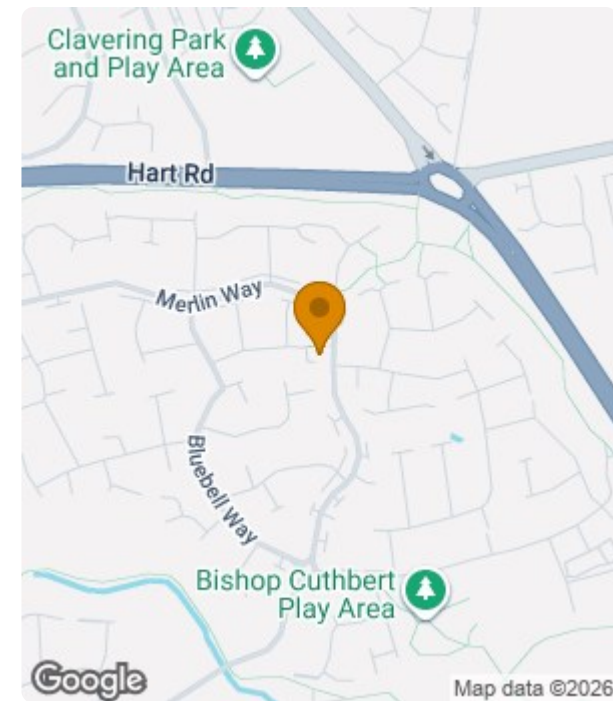
Cherry Tree Apartments

Approximate Gross Internal Area

612 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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