





**£215,000**

Ideally positioned within walking distance to all local amenities this two double bedroom ground floor apartment has many benefits including a lounge/diner, kitchen, family bathroom, private garden and allocated parking.

# Property Description

## **ENTRANCE**

Door to:

## **ENTRANCE HALL**

Radiator, doors to bedrooms, bathroom, and lounge/diner, storage cupboard.

## **LOUNGE/DINING ROOM**

Double glazed sliding door to rear. Radiator, television point, flow through to kitchen.

## **KITCHEN**

Door to garden. Fitted with a range of base and eye level units with rolled edge work surface over, wall-mounted combi boiler, plumbing for washing machine, splashback tiling, plumbing for dishwasher, one and a half bowl and drainer unit with mixer tap, oven and hob with extractor overhead, integrated fridge/freezer.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, built-in wardrobe.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Low level WC with push button flush, pedestal wash hand basin, radiator, fully tiled shower cubicle, extractor fan, panelled bath with mixer tap and shower attachment, part tiled walls.

## **OUTSIDE**

## **ALLOCATED PARKING**

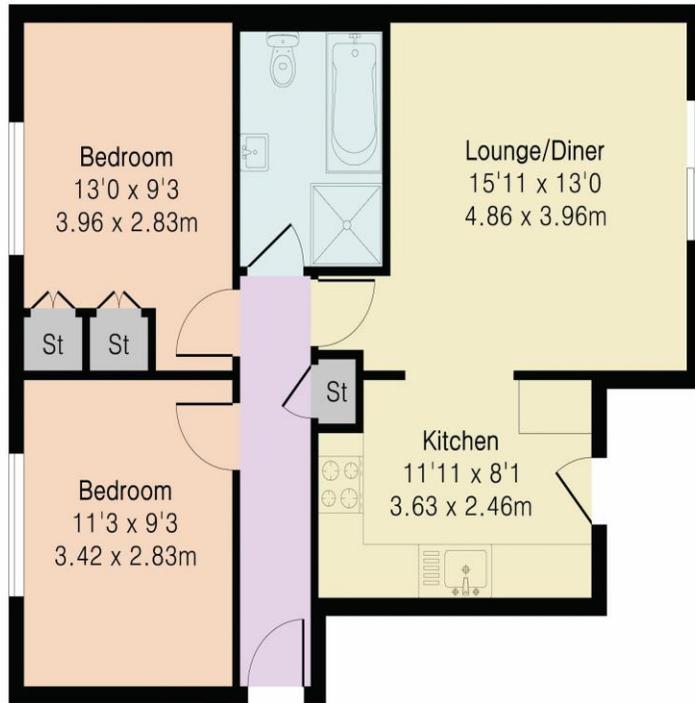
## **FRONT GARDEN**

Path to front door, flower and shrub beds.

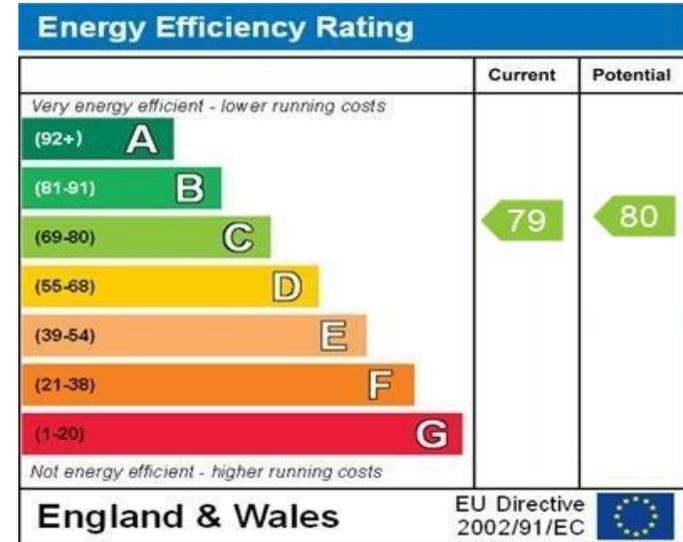
## **REAR GARDEN**

Laid to lawn with flower and shrub beds, rear gated access.

## APPROXIMATE GROSS INTERNAL AREA 689 sq ft - 64 sq m



Ground Floor



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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