



View of block



**£215,000**

Located on the sought-after modern development of Newton Leys is this two-bedroom second floor apartment, in a block overlooking the lake. The property comprises an open planned lounge/kitchen/diner, family bathroom and an en suite to the main bedroom. The property further benefits from allocated parking and is offered to the market with no upper chain.

# Property Description

## **COMMUNAL ENTRANCE**

Secure communal access, stairs to all floors. Composite door to:

## **ENTRANCE HALL**

Double glazed window to rear aspect. Doors to all rooms, radiator, two storage cupboards.

## **LOUNGE/DINER**

Double glazed double doors to Juliet balcony. Two radiators, open to kitchen.

## **KITCHEN**

Double glazed window to rear aspect. Fitted with a range of base and eye level units with rolled edge work surface and upstand over, integrated: fridge freezer, dishwasher, washer dryer, and gas hob and oven with extractor hood; one and a half bowl stainless steel sink with mixer tap, wall-mounted boiler.

## **BEDROOM ONE**

Double glazed window to front aspect. Radiator, door to en-suite.

## **EN-SUITE**

Low level WC, wash hand basin, shower cubicle, radiator, part tiled walls.

## **BEDROOM TWO**

Double glazed window to front aspect. Radiator.

## **BATHROOM**

Double glazed frosted window to rear aspect. Low level WC, wash hand basin, panelled bath with shower attachment over, radiator, fully tiled walls.

## **OUTSIDE**

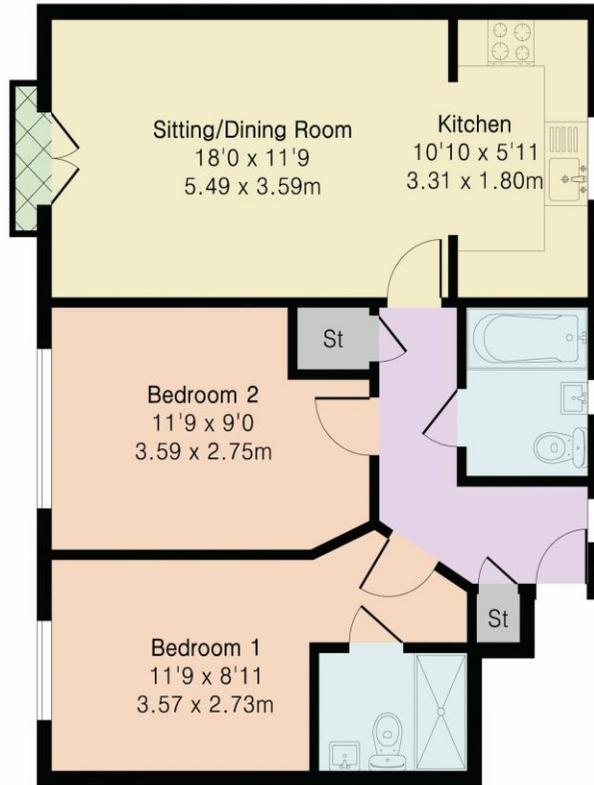
## **PARKING**

Allocated parking.

## **FRONT GARDEN**

Path to front door, mailboxes.

Approximate Gross Internal Area 738 sq ft - 69 sq m



Third Floor



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.



ration in order that there will be no delay in agreeing the sale.

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