



TRACY PHILLIPS

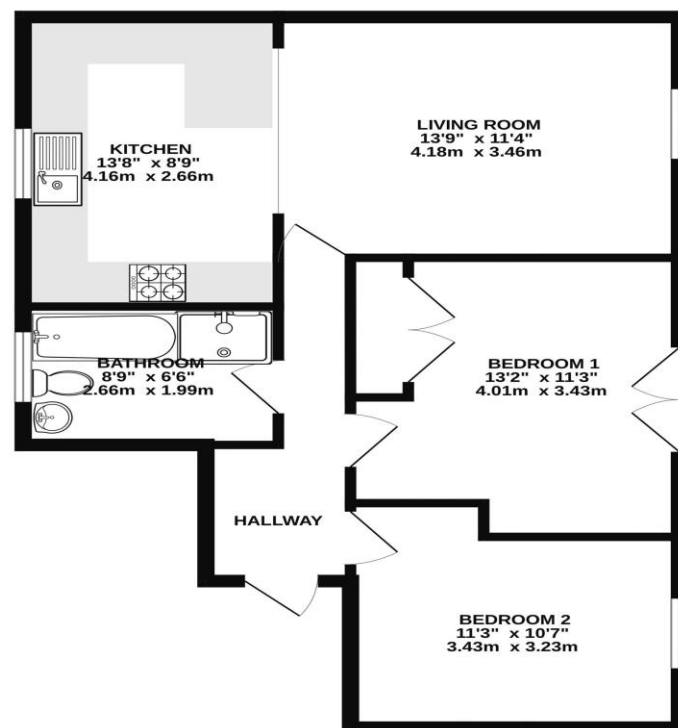
Estates



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Estates

GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



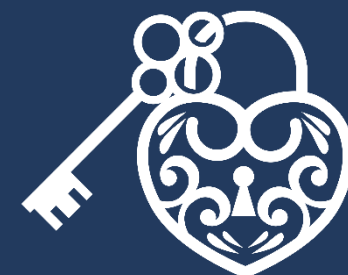
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Asking Price £135,000

Alden Close, Standish WNI 2TS



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Situated in a desirable location close to the heart of Standish Village, this beautifully presented penthouse apartment offers spacious and well-appointed accommodation, allocated parking and excellent loft storage. The property has an allocated parking space to the front, with a communal entrance hallway and stairs leading to the penthouse apartment.

The welcoming entrance hallway is beautifully presented and leads into the impressive open-plan lounge, dining and kitchen area. With dual-aspect windows, the kitchen enjoys a westerly aspect while the lounge faces east, creating a particularly bright and naturally sunny living space throughout the day. The contemporary fitted kitchen provides a good range of units, an integrated oven and gas hob, fridge, freezer and washing machine, together with a useful breakfast bar incorporating additional storage. The lounge and dining area are beautifully appointed, providing an excellent space for both relaxing and entertaining. The bathroom is fitted with a separate shower cubicle, bath, vanity sink unit, WC and contemporary heated towel radiator. The master bedroom is a generous double bedroom featuring French doors with Juliet balcony, together with two fitted wardrobes providing excellent storage. The second bedroom is also a good-sized double and benefits from large fitted wardrobes. Being a penthouse apartment, the property enjoys particularly good ceiling height, adding to the feeling of space. There is also access to a boarded loft, providing a substantial amount of additional storage.

The apartment is ideally positioned for Standish Village, which offers a wide range of shops, cafés, restaurants and everyday amenities, together with excellent local schools. There are also lovely countryside walks close by, making this a superb location for those wanting both convenience and access to the outdoors.





