



138 Charles Street, Aberdeen

Offers over £105,000



Freehold | EPC rating: C

- Spacious Two Bedroom Apartment
- Freshly Decorated
- Modern Development

- Two Double Bedrooms with Wardrobes
- Private Parking Space
- City Centre Location

## Description

Northwood is delighted to offer for sale, this bright and spacious two bedroom property in a modern development located in the City Centre.

Situated on the second floor this bright and spacious property has been recently refreshed, has a secure entry system, private parking and shared communal area. This property forms part of modern development in the heart of the city centre and would be an ideal purchase for a first time buyer, professional couple or buy-to let investor.

This spacious second floor apartment comprises; Entrance hallway with storage cupboard, lounge, bright and modern kitchen with dining area, family bathroom with shower over bath and two double bedrooms with mirrored sliding door wardrobes.

The property also benefits from a designated parking space within a secure resident's car park, communal courtyard, bicycle storage, double glazed windows and gas central heating. The property and development are factored by Trinity Factors, at £820 per annum which includes buildings insurance.

Located in the popular development, off Charles Street, this property is ideal for those working in the City Centre or studying at Aberdeen University or Aberdeen College. The area is well served by shops, restaurants and amenities. There are also transport links nearby providing easy access across the city.

Note - all light fittings, window coverings, floor coverings, sofas and white goods will form part of the sale.

NOTE HOME REPORT - The home report is available to view on the Northwood website portal ([northwooduk.com/aberdeen](http://northwooduk.com/aberdeen))- within the listing and select "View home report".

## Photographs



## Entrance Hallway

Welcoming hallway with light grey walls and light wooden effect flooring, Secure entry handset. Wall mounted radiator. Pendant light fitting. Heating controls. Smoke alarm. Cupboard containing hot water tank and some storage space.

## Kitchen

North facing window overlooking the front of the property. Light grey walls and grey vinyl flooring. Light wood fitted units, grey marble worktop, oven electric hob and extractor fan. Stainless steel sink and drainer with chrome hardware. Free standing under counter washing machine and dishwasher. Full size fridge/freezer. Boiler concealed in wall mounted cabinet. Wall mounted radiator. Pendant light fitting. Smoke alarm and CO2 alarm. Space for a dining table and chairs.

*3.3m x 2.9m (10'10" x 9'6")*

## Bedroom 2

Southeast facing window overlooking the rear of the property. Light grey walls with grey carpet. Mirrored sliding door wardrobe with rail and shelf above. Wall mounted radiator. Pendant light fitting.

*3.5m x 2.5m (11'6" x 8'2")*

## External

Secure resident's car park with gated entry from Charles Street, communal courtyard area, bike storage unit and bin shelters. Pedestrian access to George Street.

## Lounge

Bright room with light grey walls and light wooden effect flooring. Double north facing window overlooking the front of the property. Wall mounted radiator. Pendant light fitting. Smoke alarm. Please note the sofas are included in the sale, one of which is a sofa bed.

*4.5m x 4m (14'10" x 13'1")*

## Bedroom 1

Light grey walls with grey carpet. Mirrored sliding door wardrobe with rail and shelf above. Southeast facing window overlooking the rear of the property. Wall mounted radiator. Pendant light fitting.

*3.5m x 3m (11'6" x 9'10")*

## Bathroom

Beige vinyl flooring, white and blue decorative tiles and light grey painted walls. Cream bath with shower over. Cream WC and cream sink with cupboards under. Fixed wall mirror. Shaver point. Extractor fan, radiator and pendant light fitting.

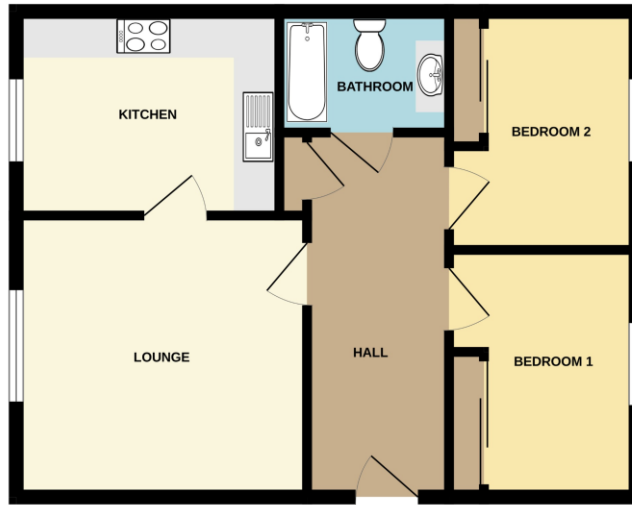
*1.9m x 1.9m (6'2" x 6'2")*

## More photographs



DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

# Floorplan



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 furniture, fixtures and appliances shown have not been viewed and no guarantee as to their operability or efficiency can be given.

# Map



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