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Flat 3, Wendyridge, 14 Weaponness Park

Guide Price £210,000



- IMPOSING FIRST FLOOR FREEHOLD APARTMENT
- ONE DOUBLE BEDROOM
- SET WITHIN A GRAND DETACHED RESIDENCE
- IMMACULATE DECORATIVE ORDER THROUGHOUT
- GARAGE WITH POWER & PRIVATE WELL-MAINTAINED GARDENS
- DESIRABLE SOUTH SIDE LOCATION

We are delighted to present this imposing first floor freehold apartment, set within a grand detached residence (Wendyridge) in the highly desirable South Side location.

Immaculately presented throughout, this elegant home boasts a spacious bay fronted lounge with a charming log burner, creating a warm and inviting atmosphere ideal for relaxing or entertaining guests. The stunning modern German kitchen is a true highlight, featuring sleek integrated appliances including a double electric eye level John Lewis oven, offering both style and practicality for any culinary enthusiast. The property offers one generously sized double bedroom, designed for comfort and tranquillity, alongside a fully tiled modern shower room complete with a luxurious walk-in shower.



Finished to an exceptional standard, this apartment combines classic character with contemporary touches, making it perfect for professionals or those seeking a refined lifestyle. Additional benefits include a garage for secure parking that is complete with an electric door, light and powerpoints. The property benefits from private well-maintained gardens to the front of the building, further enhancing the appeal of this superb residence. Perfectly positioned for easy access to local amenities, transport links, and sought-after schools, this outstanding apartment presents an exceptional opportunity. Early viewing is highly recommended to fully appreciate all this impressive home has to offer.



## FIRST FLOOR

### Hallway

14' 5" x 8' 2" (4.40m x 2.50m)

### Inner Hallway

13' 1" x 12' 6" (4.00m x 3.80m)

### Lounge/Diner

18' 1" x 16' 5" (5.50m x 5.00m)

### Kitchen

14' 9" x 13' 1" (4.50m x 4.00m)

### Bedroom

14' 5" x 12' 10" (4.40m x 3.90m)

### Shower Room

9' 6" x 4' 7" (2.90m x 1.40m)

### OTHER:

#### Tenure/Maintenance

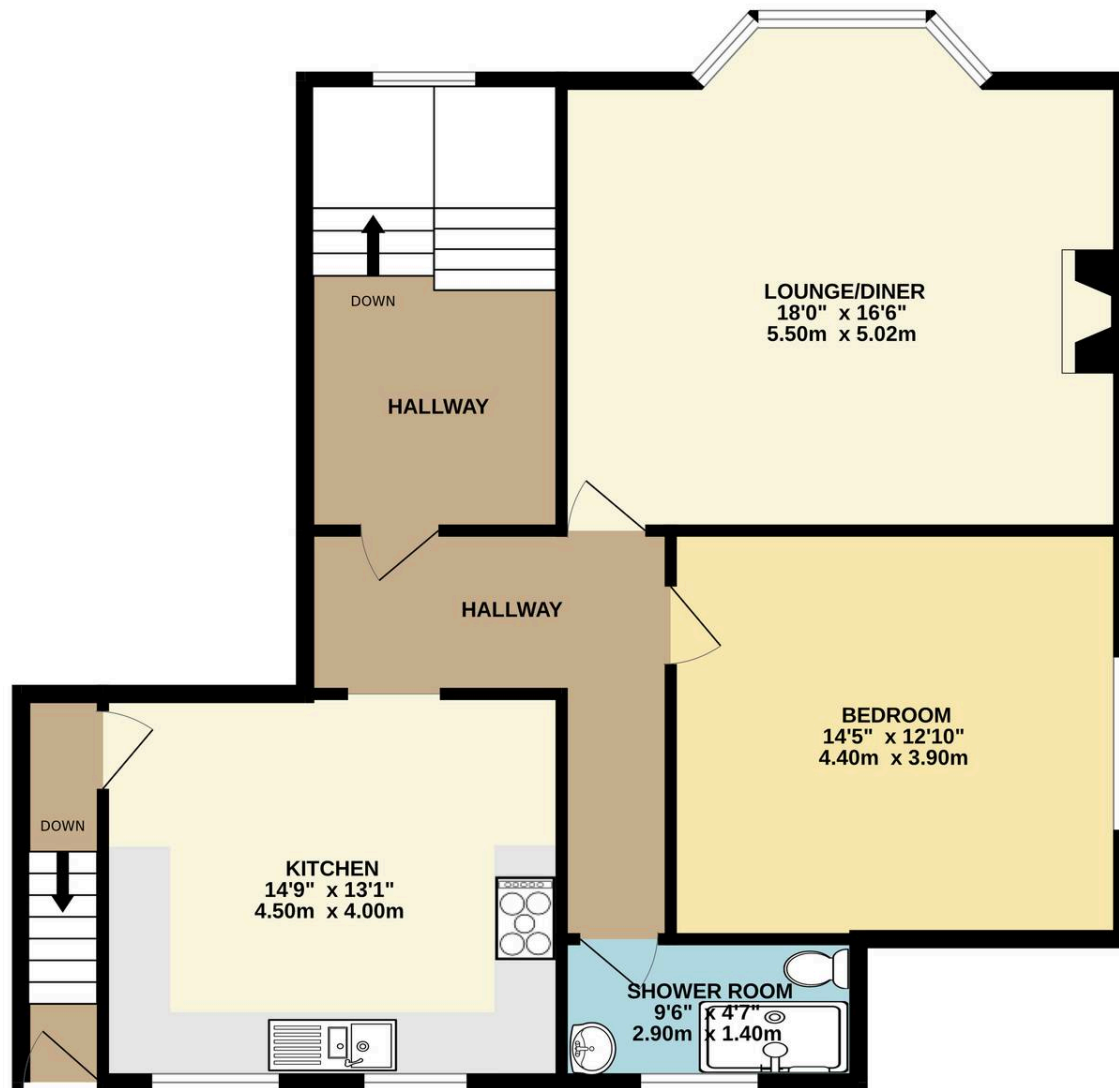
We have been informed by the vendor that the property is Freehold. We have been informed that there is also a maintenance agreement which is run in house of approximately £500 (at the current time in writing) per half annum. We have also been informed that holiday letting is not permitted.

#### HMRC

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



FIRST FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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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*Interested?*

Contact our friendly team today  
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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132