







Lowry Mews, Dillotford Avenue, Styvechale CV3 5QD

£149,950

archerbassett

LETTINGS AND SALES

An excellent and very spacious modern two double bedroom first floor apartment is set in a sought after location within walking distance to Cheylesmore High Street and the War Memorial park and benefits from electric heating and double glazing. Briefly comprising of a large open plan living area/kitchen with Juliette balcony, and integrated electric hob, and oven. A useful occasional room which can be used as an office or large storage room, the part tiled family bathroom incorporates a white suite, bath with mixer shower and the main bedroom benefits from a part tiled en-suite shower room. Other benefits include allocated parking to the rear behind secure gates and entry phone system

Kitchen/Living Area
19'9" x 10'2" (6.02m x 3.12m)
Double glazed Juliette balcony to front, open plan living and a modern fitted kitchen to include a range of wall and base units with integrated electric hob and oven.

Study/Store Room
4'11" x 6'9" (1.50m x 2.08m)
Double glazed internal window to living area, additional space with laminate flooring which could be used for a study room or store room.

Bedroom 1
10'8" x 10'7" (3.26m x 3.25m)
Double glazed window to front, spacious bedroom and access to ensuite.

Ensuite Shower Room
6'7" x 5'8" (2.01m x 1.73m)
Part tiled ensuite with a shower cubicle, W/C and hand wash basin.

Bedroom 2
10'5" x 8'5" (3.20m x 2.57m)
Double glazed window to front, double room

Bathroom
4'11" x 7'5" (1.50m x 2.27m)
Part tiled family bathroom, with a bath and mixer shower over, W/C and hand wash basin with vinyl flooring.

Viewings
Viewings are strictly by appointment only via Archer Bassett.

Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.





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