



52, BATTERY PARK  
DRIVE, GREENOCK, PA16 7UB







## *Description*

\*Closing date on Friday 30th January at 11am\*

Set within a highly sought after waterfront development this larger style two bedroom, two public room SECOND FLOOR FLAT commands desirable views beyond well maintained communal lawned grounds to the River Clyde. A particular feature is the balcony with side window formations offering an ideal space sit and enjoy the stunning views. The exterior of the building was newly repainted in the summer of 2025.

Shared resident's parking available. Specification includes: double glazing, electric heating plus the building is protected by a security door entry system. A floored loft is accessed by metal pull down ladder. Currently insulation material covers the loft floor.

Apartments comprise: Entrance Hallway by timber door with inbuilt storage cupboard. The bright Lounge features sliding patio doors leading to the balcony offering superb River Clyde views. There is a separate Dining Room reached by an archway from the lounge with side window.

The Kitchen offers River Clyde views and offers a range of fitted beech style units, beige toned work surfaces and splashback tiling. Appliances include: electric ceramic hob, oven, washing machine and dishwasher. NB. We are advised the fan heater is not operational.

There are two Bedrooms which both benefit from River Clyde views and fitted mirrored wardrobes providing storage. There is a quality Bathroom with three piece suite comprising: vanity wash hand basin set within white high gloss unit, wc and bath with "Triton" shower. Specification includes: wall / floor tiling and decorative panelled ceiling with downlighters.

Early viewing is essential for this flat within a highly desirable waterfront location. EPC = C.

## *Measurements*

Hallway

Lounge  
4.72m x 5.18m (15'6 x 17'0)

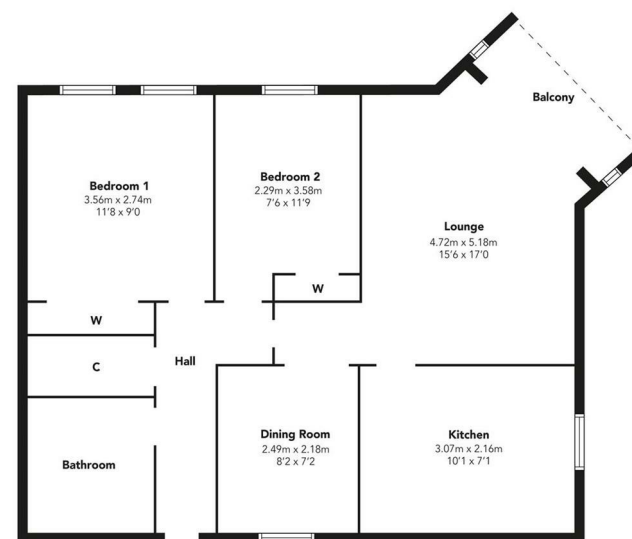
Dining Room  
2.49m x 2.18m (8'2 x 7'2)

Kitchen  
3.07m x 2.16m (10'1 x 7'1)

Bedroom 1  
3.56m x 2.74m (11'8 x 9'0)

Bedroom 2  
2.29m x 3.58m (7'6 x 11'9)

Bathroom



Floorplans are indicative only - not to scale  
Produced by Plushplans 





















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