



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)

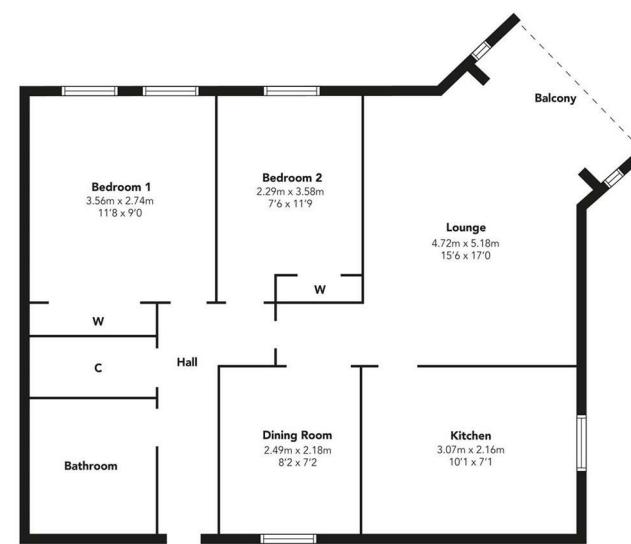
Bedroom 1

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



A wooden chair with a white cushion is positioned to the left of the wooden side table.

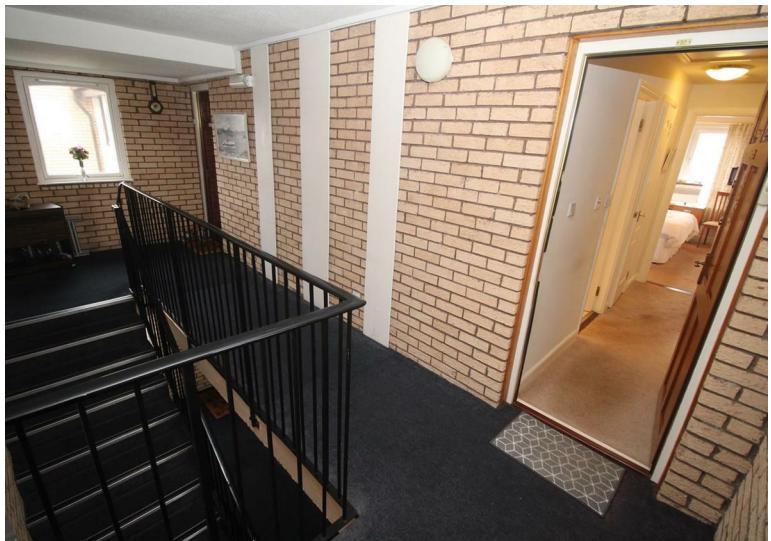
A wooden side table with a glass bowl on it is positioned between the two wooden chairs.

A wooden chair with a white cushion is positioned to the right of the wooden side table.









Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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