FOR SALE







Harry Davis Court, Armstrong Drive

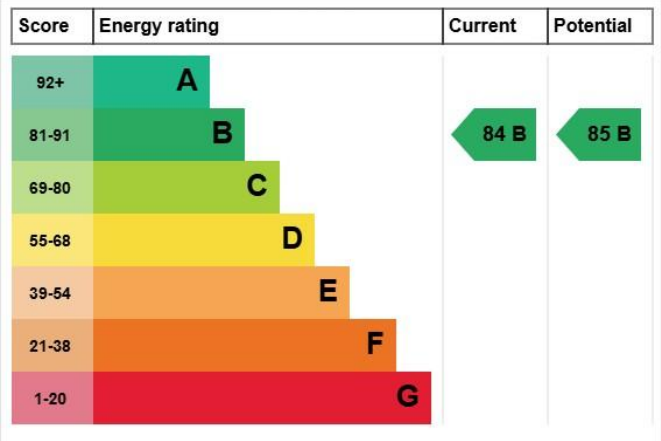
2 Bedrooms, 2 Bathroom, Apartment

Guide Price £270,000

MARTIN&CO



- **Beautifully Presented Two Double Bedroom Ground Floor Apartment**
- **Views over Diglis Marina from Living Room & Balcony**
- **Allocated Secure Underground Parking**
- **Underfloor Heating**
- **Open Plan Kitchen Living Room**
- **Ideally Situated - a Short Walk for City Centre**
- **En-Suite Bathroom to Bedroom**



Ideally positioned on the ground floor, the apartment is accessed via a spacious entrance hallway. The apartment hallway itself features underfloor heating, a large utility cupboard and additional storage. From here, you are welcomed into the bright and spacious open-plan kitchen and living area, where patio doors open onto a private balcony enjoying views over Diglis Marina.

The beautifully finished kitchen has been thoughtfully designed to maximise space and includes a range of integrated appliances, including an Electrolux fridge freezer and oven, ceramic hob, Russell Hobbs microwave and slimline dishwasher.

The larger double bedroom enjoys views over the marina and benefits from fitted wardrobe space. The second generous double bedroom also features fitted wardrobes, alongside a stylish en-suite bathroom.

Completing the accommodation is a modern family shower room, conveniently located next to bedroom two and has recently been redecorated.

Further benefits include excellent energy efficiency, with the property achieving an EPC rating of B.





KEY FACTS
Lease remaining 109 years
Ground Rent £200 pa
Service Charge £1,844 pa
Secure Underground Allocated Parking Space
Council Tax Band C
EPC Rating B

INCLUSIONS
Integrated appliances including Fridge/Freezer, Microwave & Dishwasher
Built-in Ceramic Hob & Oven
Fitted Blinds

HALLWAY
4.51m x 1.12m ,1.47m (14'10" x 3'8" < 4'9")

OPENPLAN LIVING ROOM AND FITTED KITCHEN

FITTED KITCHEN AREA
2.35m x 2.20m (7'8" x 7'2")

LIVING ROOM AREA
4.59m x 3.60m (15'0" x 11'9")

BALCONY
3.37m x 1.08m (11'1" x 3'6")

BEDROOM ONE (WITH EN SUITE)
3.35m < 3.50m x 2.93m ,4.05m (11'0" < 13'3" x 9'7" < 11'5")

EN SUITE BATHROOM
2.83m x 1.68m (9'3" x 5'6")

BEDROOM TWO (WITHOUT EN SUITE)
3.38m < 4.82m x 2.86m (11'1" < 15'10" x 9'4")

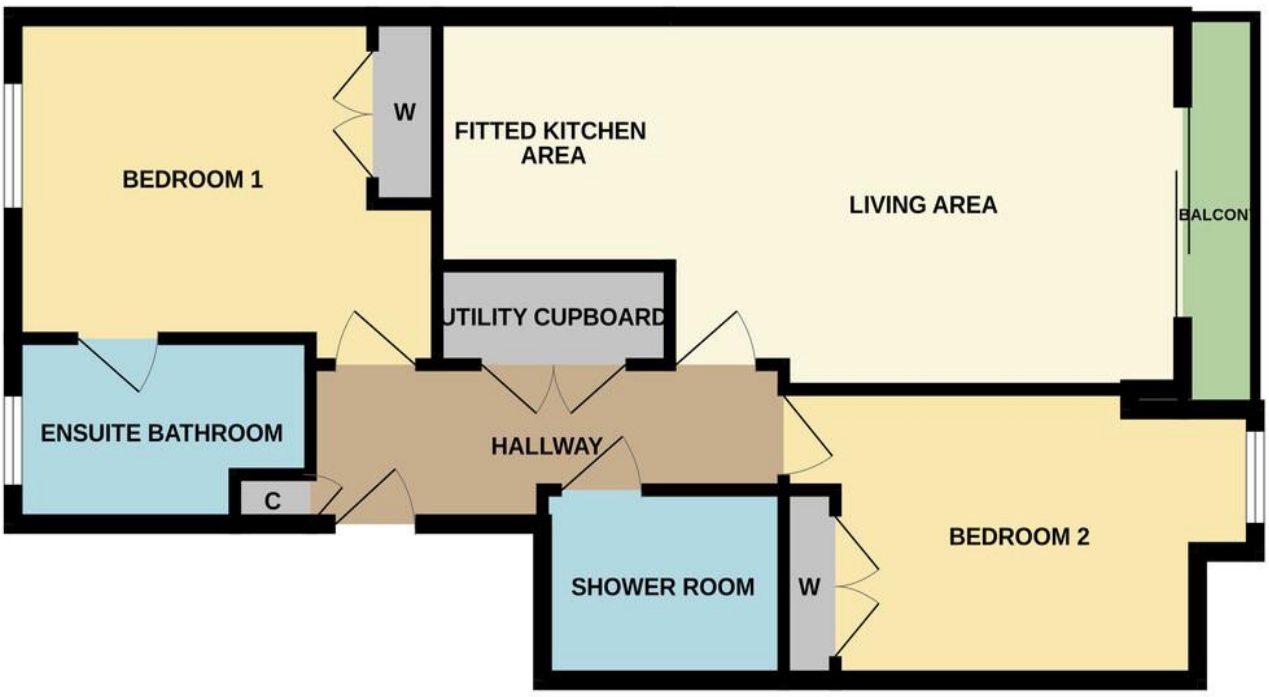
SHOWER ROOM
2.45m x 1.68m (8'0" x 5'6")

ALLOCATED SECURE UNDERGROUND PARKING SPACE





GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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The Property Ombudsman