

Lowry Mews, Dillotford Avenue, Styvechale

1 Bedroom Apartment

£125,000



FOR SALE

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LETTINGS AND SALES







NO CHAIN A superbly presented and modernised one bedroom second floor apartment which benefits from electric heating and double-glazing throughout. There is a generously sized, open plan living area with Velux skylights and the modern kitchen features a range of stylish wall and base units to include integrated electric oven and hob, the bathroom includes a white suite with W/C, hand wash basin and a bath with thermostatic shower. Other benefits include allocated secure, gated parking and entry phone system.

Open Plan Living
5.20m x 3.89m (17'1" x 12'9")
Two double glazed Velux windows with fitted blinds, spacious kitchen/living area with carpet and vinyl flooring. Kitchen is fitted with range of modern wall and base units and integrated electric hob and oven.

Bedroom
3.95m x 2.78m (13'0" x 9'1")
Double glazed Velux window with fitted blind, large double room with carpet.

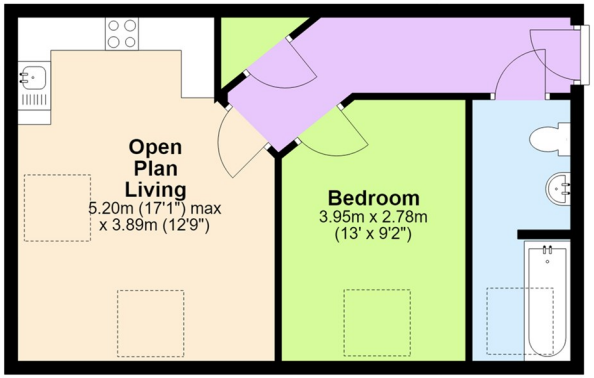
Bathroom
3.95m x 1.49m (13'0" x 4'11")
Double glazed Velux window with fitted blind, tiled bathroom with white suite to include W/C, hand wash basin and bath with shower over.

Viewings
Viewings are strictly by appointment only via Archer Bassett.

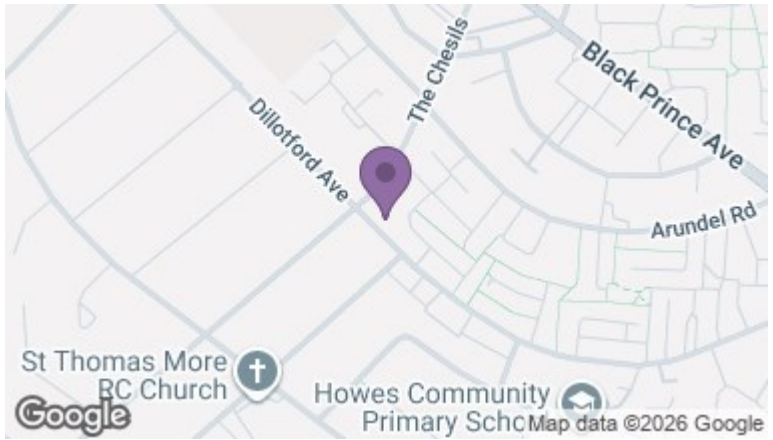
Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in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

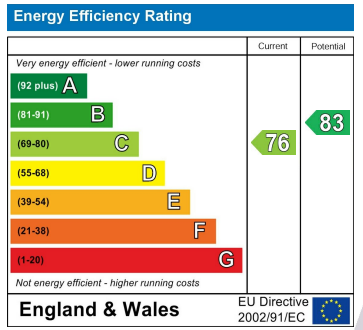
Agent Notes
1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
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.

Floor Plan
Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 43.5 sq. metres (468.0 sq. feet)





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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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