



THIS ATTRACTIVE TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT IS SUPERBLY PRESENTED, BENEFITS FROM NEUTRAL DECOR, MODERN RESTYLED KITCHEN WITH INTEGRAL APPLIANCES AND STYLISH SHOWER ROOM. THE APARTMENT HAS IT'S OWN FRONT DOOR, NOT THROUGH A COMMUNAL AREA, ASSIGNED PARKING AND GOOD VIEWS FROM THE BALCONY.

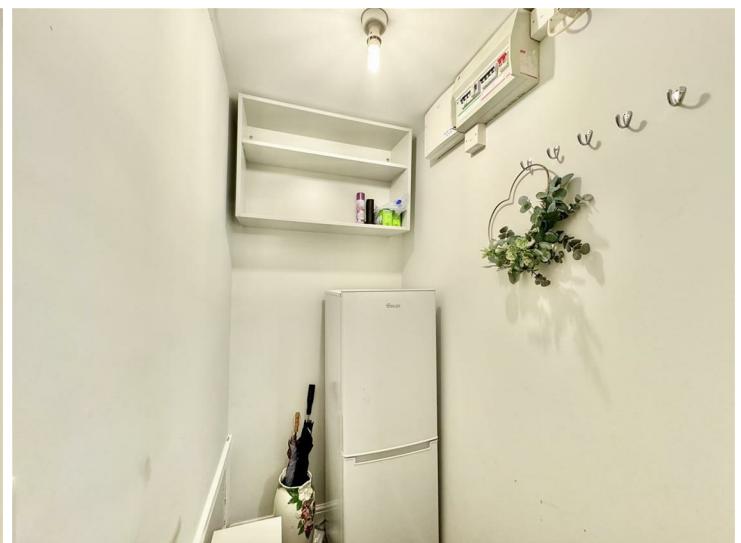
AVAILABLE FROM THE START OF FEBRUARY, UNFURNISHED, NO PETS, NO SMOKERS, BOND £836, COUNCIL TAX BAND A, ENERGY RATING - C

HALLWAY 15'6" x 3'3"



You enter the property through a private composite front door into this lovely hallway, with plenty of room to remove coats and shoes. There is laminate flooring, a wall mounted radiator, two pendant ceiling lights and an entry phone. Internal doors lead to the bedrooms, shower room and kitchen into the lounge.

STORE



Situated off the hallway, this extremely useful storage room having space for a fridge freezer in addition to the plumbing for a washing machine. An internal door leads to the hallway.

LOUNGE 15'1" x 11'7"

Spacious living room, bathed in natural light via the double glazed window to the front and double glazed door which takes you to the south facing balcony. There is plenty of room for freestanding living room furniture, laminate flooring, a wall mounted radiator and two pendant lights, perfectly placed for one to be a dining area. There has been an additional wall added to separate the kitchen and living room with the added bonus of having slimline open frames, allowing natural light into the kitchen. An opening leads to the kitchen and a door to the hallway



KITCHEN 11'6" x 5'2"



Impressive kitchen, refurbished and consisting of a range of wall and base units with a light grey gloss finish, complimentary square edged worktops with matching splashbacks and composite black sink with copper mixer tap. Integral appliances include an eye level oven and microwave, ceramic hob with extractor over and integrated fridge. There are inset ceiling lights, complimented by the plinth LED floor lights, laminate flooring runs underfoot and you get that shared light from the open frames in the wall. An opening leads to the lounge and door into the hallway.



BEDROOM ONE 13'3" x 10'0"

Situated at the front of the property with a sough facing double glazed window allowing plenty of natural light to be drawn into the room. There is enough room for freestanding bedroom furniture, carpet flooring runs underfoot and there is a wall mounted radiator. There is ceiling lighting, a high level TV aerial point and an internal door leads to the hallway.

BEDROOM TWO 11'6" max x 8'0"

Situated at the rear of the property with a double glazed window allowing plenty of natural light to be drawn into the room. There is enough room for freestanding bedroom furniture, carpet flooring runs underfoot and there is a wall mounted radiator. The boiler cupboard is in this room, very useful for storage and keeping clothes or towels warm. There is pendant ceiling lighting and an internal door leads to the hallway.

SHOWER ROOM 7'4" x 5'6"



Stylish shower room having a three piece suite consisting of a double shower area with thermostatic shower, rain shower over, separate hose and glass screen with an an additional folding extension, vanity wash basin with draws and mixer tap and twin flush low level WC. There is full height tiling to the walls, a chrome towel radiator, an extractor fan and a low maintenance ceiling with inset spotlights. An internal door leads to the hallway.

EXTERNAL AND PARKING



To the rear, there is assigned parking directly outside this apartments private door. There are visitors spots and communal areas in addition to the private south facing balcony.

~ New Lettings Info ~

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

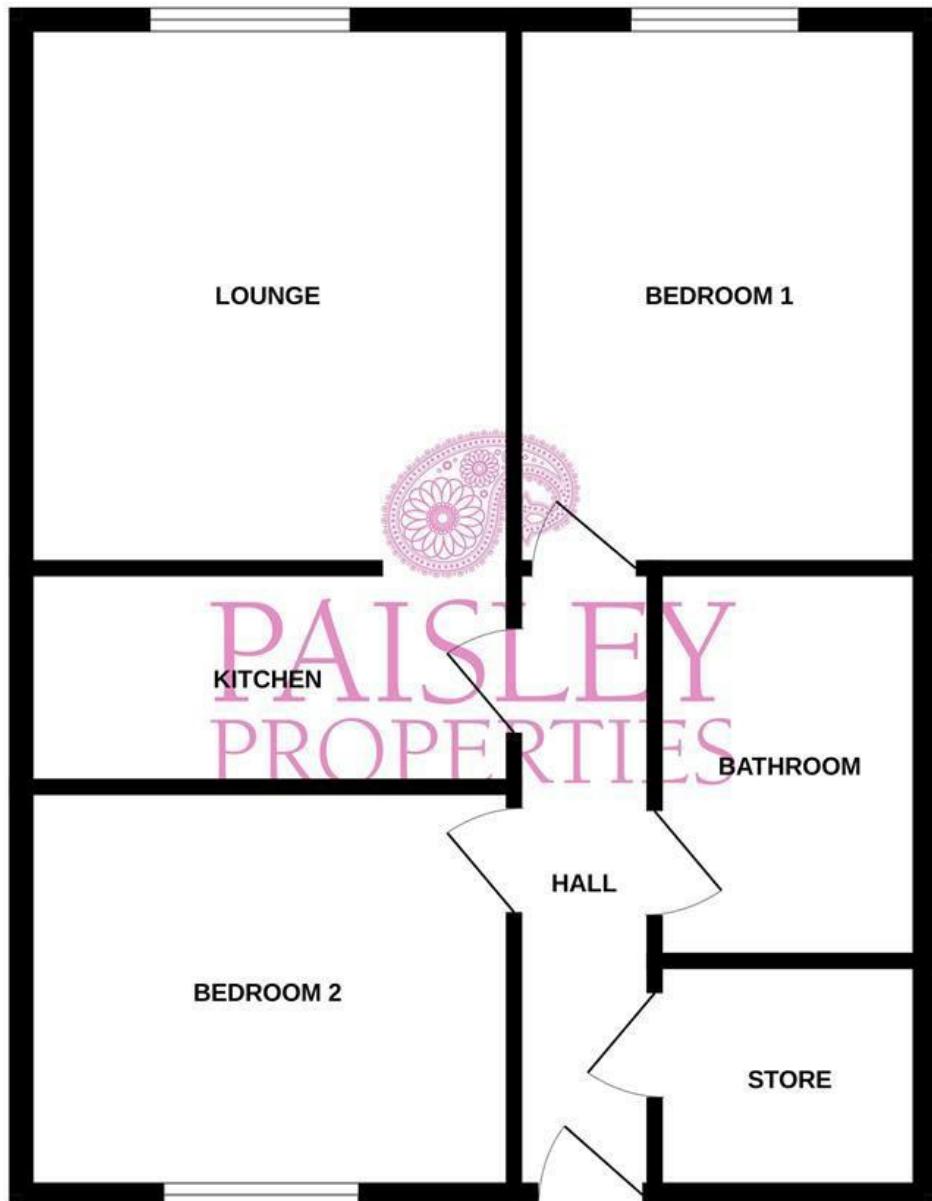
~ Paisley Properties ~

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

~ Paisley Mortgages ~

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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PROPERTIES