



35, CHARLES PLACE, GREENOCK, PA15
1RJ



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ESTATE AGENTS





Description

Occupying a rarely available location next to Westburn Street and the Oak Mall shopping centre this spacious two bedroom THIRD FLOOR FLAT benefits from lift or stair access. Would ideally suit a variety of buyers including downsizers, first time purchasers and rental investors. Limited shared gated resident's car parking is available adjacent to the Oak Mall shopping centre with access from High Street. A path leads from the car park to rear entrance door located on the first floor of Charles Place.

The central location of this home means it is conveniently located for a range of shops, amenities and transport facilities are located nearby. Specification includes: double glazing and gas central heating. The building is protected by a security door entry system. A bin store is located on the 1st floor next to entrance to the car park.

Accommodation comprises: Entrance Hallway by timber door with two single and one double inbuilt storage cupboards. The front facing Lounge is a bright apartment with two double storage cupboards and two front facing windows. The fitted Dining Kitchen can be accessed from either the hall or the lounge. There are light oak style fitted units and high gloss pearlescent work surface areas. Appliances include: electric hob, oven, washing machine and fridge/freezer. There is ample space for a dining table and chairs.

There are two front facing double sized Bedrooms. The 1st bedroom benefits from maple style fitted wardrobes and beside cabinets. The Bathroom offers a three piece suite comprising: pedestal wash hand basin, wc and bath with "Mira" shower. There is wall and floor tiling, plus a decorative panelled ceiling with downlighters.

Viewing is recommended for this seldom available opportunity to purchase a home in this town centre location with lift access. EPC = C



Measurements

Hallway

Lounge

4.67m x 5.21m (15'4 x 17'1)

Dining Kitchen

3.02m x 4.06m (9'11 x 13'4)

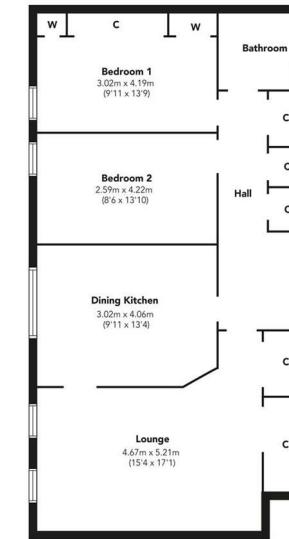
Bedroom 1

3.02m x 4.19m (9'11 x 13'9)

Bedroom 2

2.59m x 4.22m (8'6 x 13'10)

Bathroom











**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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