



**FLAT 3, 17, ARDGOWAN
SQUARE, GREENOCK, PA16 8NH**







Description

This freshly decorated and newly upgraded one bedroom FIRST FLOOR FLAT is a generous sized home set within a modern West End development which overlooks Ardgowan Square with its bowling green and tennis courts. There is an allocated parking space situated within the resident's car park. Recent improvements included the installation of a brand new fitted kitchen and new shower room. New carpets and flooring have just been fitted.

Specification includes: double glazing and electric heating system which was newly installed 3 years ago. The building is protected by a security door entry system. There is a communal rear drying green.

Immaculate apartments comprise: Entrance Hallway by single glazed timber door with two inbuilt cupboards providing useful storage. There is a spacious front facing Lounge / Dining Room with views over Ardgowan Square. The newly refitted Kitchen with rear window features grey units and grained style work surfaces. Appliances include: washing machine, fridge/freezer and new stainless steel chimney extractor hood, electric ceramic hob and oven.

There is a spacious double sized Bedroom with two light rear window and fitted wardrobe. The newly installed Shower Room with side window benefits from a three piece suite offering: pedestal wash hand basin, wc and shower cubicle with "Triton" shower. Additional features include: wet wall panelling and heated towel rail.

Viewing is highly recommended for a chance to purchase an immaculately presented flat within this seldom available West End development. EPC = D



Measurements

Hallway

Lounge

4.88m x 4.83m (16'0 x 15'10)

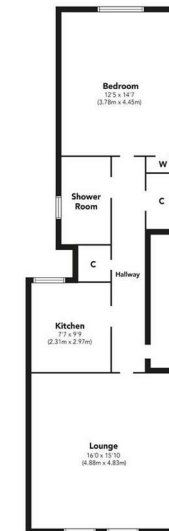
Kitchen

2.31m x 2.97m (7'7 x 9'9)

Bedroom

3.78m x 4.45m (12'5 x 14'7)

Shower Room



Floorplans are indicative only - not to scale
Produced by Push Plans Ltd











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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