



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee to their operability or efficiency can be given.
Plan produced using PlanUp.



Balls Road, Oxton, CH43 5RF

£950 PCM

2 Bedroom 1 Reception 2 Bathroom D

*** Stunning Development - Sought After Oxton Location - Private Garden - Available Early March 2025***

Welcome to Arthur House, this incredible development of just six luxury apartments on Balls Road, Oxton.

The apartments are all individually designed and vary in size and layout - each having their own unique selling features, and its safe to say, each one has the 'Walk in Wow Factor'!

Finished to the highest of standards both inside and out, some of the features include; Hik Vision video intercom and CCTV, Smart electric heaters, LVT Herringbone flooring, Modern Kitchens, Bathrooms and En-Suite's, Wall mounted TV sockets and data feeds, Secure bike Store room in the basement with CCTV.

This particular apartment is a Two Bedroom, Two Bathroom GROUND FLOOR APRTMENT and in brief consists of: Communal Entrance, Hallway, Kitchen / Living Space, Bathroom, two Bedrooms - the master with an En-Suite facilities.

Externally there is a Private Decked area and Garden as well as a large communal Garden and one allocated Parking space.

Not suitable for Pets, No Smokers, Unfurnished, Available Early March 2025

Communal Entrance

Intercom access allowing access to spacious and bright communal Hallway.

Hallway

Hik Vision intercom access that has access to the CCTV in the communal parts of the building and will also allow remote access for visitors, inset spot lights, smart electric heater. There is a cupboard which houses the water tank and heating controls but also allows space for a free standing washing machine.

Kitchen / Living Space

19'01x12'06 (5.82mx3.81m)

An incredible open plan space which consists of: Bay window to the front elevation, luxury vinyl flooring, smart electric heater and inset spot lights.

The Kitchen consists of: Wall and base units with marble effect worktops and upstands, inset sink and drainer with mixer tap. Integrated appliances include; Electric oven, hob and overhead extractor fan and a tall fridge freezer.

Bathroom

An incredible Bathroom with marble effect porcelain tiles and contrasting matt black furniture comprising of: Bath with glass shower screen, mixer tap and shower, WC, wash basin vanity unit with mixer tap, heated towel radiator with thermostatic controls, tiled walls, luxury vinyl flooring, inset spot lights, extractor fan.

Bedroom 1

12'03x11'09 (3.73mx3.58m)

French doors to the rear elevation allowing access to the large private decked Garden, inset spot lights, wall lights, wall TV points with a data feed.

Bedroom 2

12'02x8'11 (3.71mx2.72m)

French doors to the rear elevation allowing access to the large private decked Garden, inset spot lights, wall lights, wall TV points with a data feed.

En-Suite

Finished to the same high specification as the Bathroom but comprising of: Large shower cubicle with thermostatic shower, WC, wash basin vanity unit with mixer tap, heated towel radiator with thermostatic controls, tiled walls, luxury vinyl flooring, inset spot lights, extractor fan.

Externally - Rear Elevation

This particular property benefits from a large South facing private decked area, and beyond this area is large and mature communal garden which all the apartments can enjoy.

Parking

This particular apartment benefits from one Parking space at the front of the building.

