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HEWITT ADAMS
ESTATE & LETTING AGENTS

Ridgewood Drive, Pensby, CH61 8RF

£900 PCM

2 Bedroom | 1 Reception | 1 Bathroom | D

Hewitt Adams is delighted to offer to the rental market this beautifully presented two-bedroom apartment, conveniently located above commercial premises and benefiting from its own private entrance, garden and off-road parking.

The property is accessed via a private entrance leading into an entrance hallway, with stairs rising to the main accommodation. The apartment itself offers a spacious hallway, bright and comfortable lounge, fitted kitchen, bathroom and two well-proportioned bedrooms.

Externally, the property benefits from its own private garden. There is on street unallocated Parking.

A private garage can also be included within the tenancy for an additional £50 per calendar month.

The property is offered unfurnished and is available immediately, subject to referencing. Due to the property being situated above commercial premises, it is not suitable for pets.

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Entrance
A uPVC entrance door opens into the private entrance hallway, with a flight of stairs rising to the first-floor accommodation.

Landing
The spacious and bright landing provides access to all rooms within the apartment.

Kitchen
The kitchen is fitted with a range of wall and base units with complementary worktops over, an inset sink and drainer with mixer tap, and an electric hob. A window overlooks the rear elevation. A freestanding fridge freezer and washing machine are included within the tenancy; however, these appliances will not be maintained or replaced by the landlord should they break down.

Lounge
The lounge benefits from a window overlooking the front elevation, radiator, laminate flooring and a feature display fireplace.
(fire place not in use, display only)

Bedroom 1
Bedroom one benefits from a window overlooking the front elevation and a radiator.

Bedroom 2
Bedroom two benefits from a window overlooking the rear elevation and a radiator.

Shower Room
The shower room comprises a low-level walk-in shower with glass screen and mixer shower, WC, wash basin set within a vanity unit with mixer tap, radiator, partially tiled walls and tiled flooring. A window overlooks the rear elevation.

Externally
To the rear of the property is a private garden for the sole use of this apartment. The garden also includes a storage shed, which is provided for the tenant's use but will not be maintained or replaced by the landlord should it become damaged or unusable.

Garage (£50 extra PCM)
For an additional £50 PCM, a private garage can be included within the tenancy. The garage benefits from an up-and-over door.

Loft
The loft is not included in the tenancy

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