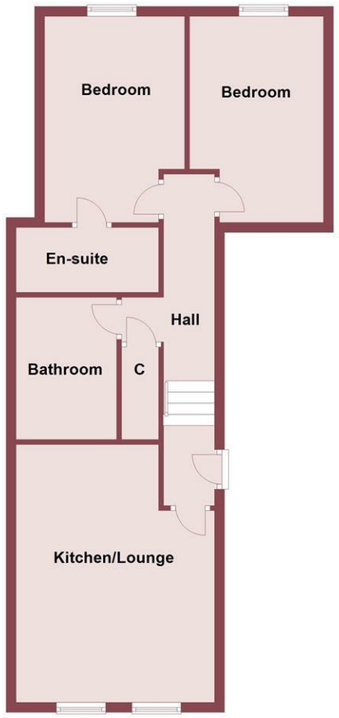
First Floor




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, ommission 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 effiency can be given.
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# 27 Balls Road, Oxton, CH43 5RF

## £1,000 PCM

2 Bedroom | 1 Reception | 2 Bathroom

*** Luxury Development - Sought After Oxton Location - Available Mid October 2026***

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.

This particular apartment is a Two Bedroom, Two Bathroom 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 large communal Garden and one allocated Parking space.

Not suitable for Pets, No Smokers, Unfurnished, Available early November

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## Communal Entrance
Intercom access to a 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.

There are steps down to the Kitchen / Living space.

## Kitchen / Living Space
15'09x12'08 (4.80mx3.86m)
An incredible open plan space which consists of: Two windows to the rear elevation, luxury vinyl herringbone flooring, smart electric heater, TV wall point with data feed 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 herringbone flooring, inset spot lights, extractor fan.

## Bedroom 1
12'04x9'01 (3.76mx2.77m)
Juliet balcony to the rear elevation, inset spot lights, wall lights, wall TV points with a data feed.

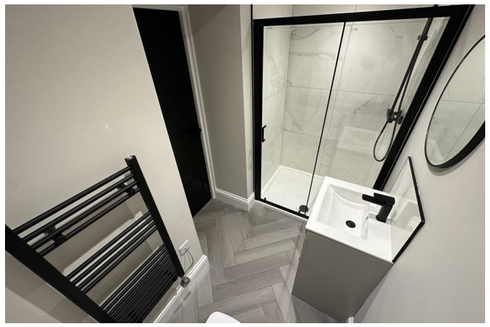
## Bedroom 2
12'02x8'11 (3.71mx2.72m)
Juliet balcony to the rear elevation, inset spot lights, wall lights, wall TV points with a data feed.

## 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 herringbone flooring, inset spot lights, extractor fan.

## Externally
There is a large mature South facing communal Garden at the rear if the property.

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

## Bike Store
There is a locked basement with CCTV, where tenants will be able to store their bikes.



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