

****AVAILABLE MARCH 2023****
****FURNISHED** **ROOF TERRACE**
WITH VIEWS OVER THE OUSEBURN**
****UNDERGROUND PARKING**** This stylish townhouse is ideally located on Luxor Row within the popular Malings development in the heart of The Ouseburn Valley. Constructed by award winning developers Carillion- Igloo and Aviva, the site offers ideal living on the banks of the Ouseburn and is constructed on the site of the former Maling Pottery.

Boating close to 1,100 Sq ft, the accommodation briefly comprises: entrance hall with stairs to first floor; kitchen diner measuring 12 Sq ft with a range of fitted wall and base units and work surfaces, access to ground floor WC, storage cupboard and spot lighting; bedroom three with dual aspect windows. The first floor landing with laundry cupboard gives access to bedroom one measuring 14ft and with dual aspect windows; bathroom with three piece suite including bath with shower over. The second floor landing with airing cupboard gives access to bedroom two, again with dual aspect windows and measuring 14ft; shower room with three piece suite. To the third floor, a study area with storage cupboard; lounge with triple windows offering dual aspect views and access to generous roof garden with panoramic views over the Ouseburn and beyond, also benefiting from uninterrupted sunlight and offering a perfect space for entertaining. Also with an allocated



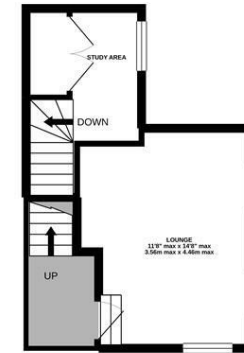
3RD FLOOR
239 sq.ft. (22.2 sq.m.) approx.

ROOF TERRACE
0 sq.ft. (0.0 sq.m.) approx.

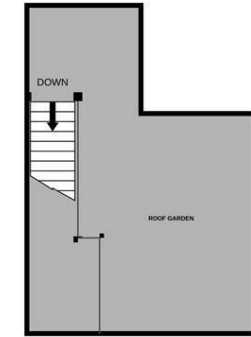
underground parking space, an early viewing is essential to avoid disappointment!

Available on a furnished basis to either a professional couple or single family household.

Available 2nd March 2023 | £1,600pcm |
 Furnished | Stylish Townhouse | 1,083 Sq ft (100.6m²) | Three Double Bedrooms |
 Kitchen Diner | Ground Floor WC | Lounge
 | 1st Floor Bathroom & 2nd Floor Shower
 Room | Generous Roof Terrace | Allocated
 Parking Space and Permit Parking | Excellent
 Location | Council Tax Band: D |
 Professional Let | EPC Rating: B



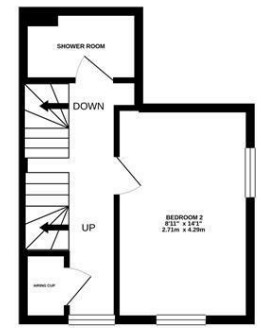
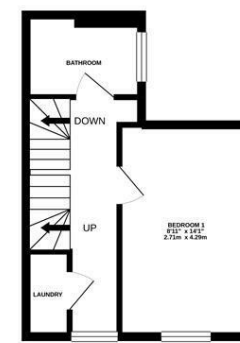
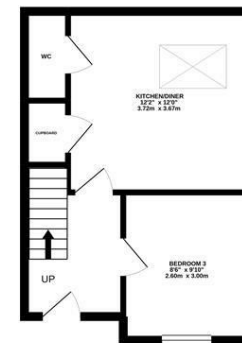
GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£1,600 PCM

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