



Offers in the Region Of £102,500

OVERVIEW

GROUND FLOOR APARTMENT WITH GARAGE A Fantastic TWO BEDROOM, GROUND FLOOR Apartment within this modern cul-de-sac development with a canal side setting. The property benefits from NO UPWARD CHAIN alongside having upvc double glazed and electrical heating. The accommodation comprises: Central hallway, lounge/dining room, kitchen, master bedroom with an en-suite shower room, a second bedroom, bathroom, allocated parking space and a garage, Security intercom system. The property is leasehold and a mining report will be available shortly.

DESCRIPTION

The property is accessed by the main front door which leads to a secure, communal entrance. The entrance hall has doors leading to the lounge, both bedrooms and the main bathroom. French Doors open from the lounge. The kitchen has modern wall and base units with two tone wood effect shaker style doors, rolled edge worktops with inset sink and drainer with mixer tap over, 4 ring electric ceramic hob with an extractor hood over, integral electric oven and appliance spaces. The master bedroom has a ceiling light point and a door to an en-suite having a glass shower cubicle, W.C., and wash basin, spotlights and heated towel rail. There is a second bedroom and a bathroom fitted with a white three piece bathroom suite, spotlights and heated towel rail. Externally there is an allocated parking space and a garage.

We are advised the property is freehold and a 155 year lease was granted in 2005. The combined ground rent and service is £1330 per annum.

ACCOMMODATION

Hallway

Lounge/Dining Room

Kitchen

Master Bedroom

En-suite Shower Room

Bedroom Two

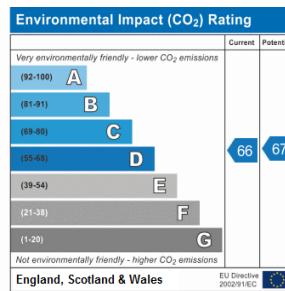
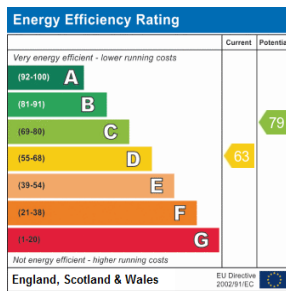
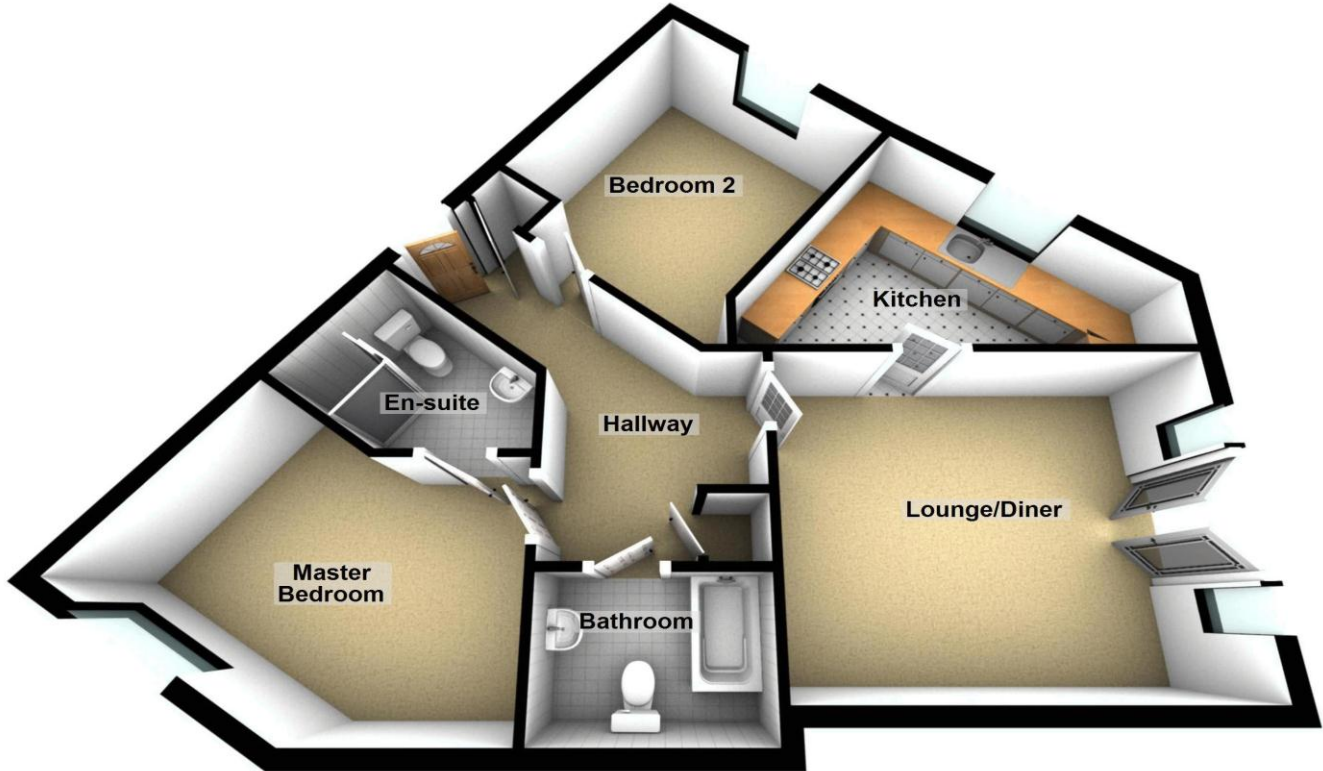
Bathroom

Communal Areas

ALLOCATED PARKING & GARAGE



Ground Floor



Address:
Purlin Wharf, Netherton

- The property details have been prepared with care, are believed to be correct, and have (where appropriate) been approved by the vendors. They are intended as a guide only and do not constitute part or all of an offer or contract.
- As the sellers agent we are not surveyors or conveyancing experts and as such do not comment on the condition of the property, or issues relating to the title or other legal issues that may affect this property, unless we have been made aware of such matters, interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- ¹ The measurements should NOT be relied upon as they are indicated for guidance only and are usually the maximum measurements which may take into account alcoves and recesses.
- Photographic images will contain items that may be excluded from the sale. Only items specifically mentioned in these details are included in the sale price.
- Fixtures, fittings, equipment and services have not been tested and we are not aware if they are in full working order unless we have been informed otherwise by the owner(s).
- Where a property has been extended, altered or converted does not infer that suitable planning permissions or building regulation consents have been obtained from the relevant authorities.
- MONEY LAUNDERING - Prospective purchasers will need to provide suitable identification together with proof of deposit and funding arrangements prior to proceeding to purchase.

ANY INTERESTED PARTIES CONCERNED ABOUT ANY OF THE ABOVE SHOULD CONTACT THE AGENT OR EMPLOY THEIR OWN PROFESSIONALS TO MAKE ENQUIRIES PRIOR TO MAKING ANY TRANSACTIONAL DECISIONS

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

THE MISREPRESENTATION ACT 1979