MAWSON COLLINS
PROPERTY SPECIALISTS

£1,600 p.c.m.

Apt 9, Oakwell Court, Lowlands Road, St Sampson

Well Presented One Bedroom Apartment with Parking

Perry's Guide Reference: 11 E2

- Modern One Bedroom Apartment
- Walking Distance To Local Shops & Amenities
- Allocated Parking Space
- Offered Furnished/Part Furnished
- Available From August 2024
- Regret No Children, Pets Or Smokers

Apartment 9 Oakwell Court is a modern one bedroom apartment located in St Sampson, just a short walk from The Bridge amenities and Delancey Park. The bright accommodation comprises an open plan living room and kitchen, a double bedroom and bathroom.

Externally the property comes with one allocated parking space and visitor parking. Available from early August, internal viewing is highly recommended by Mawson Collins.

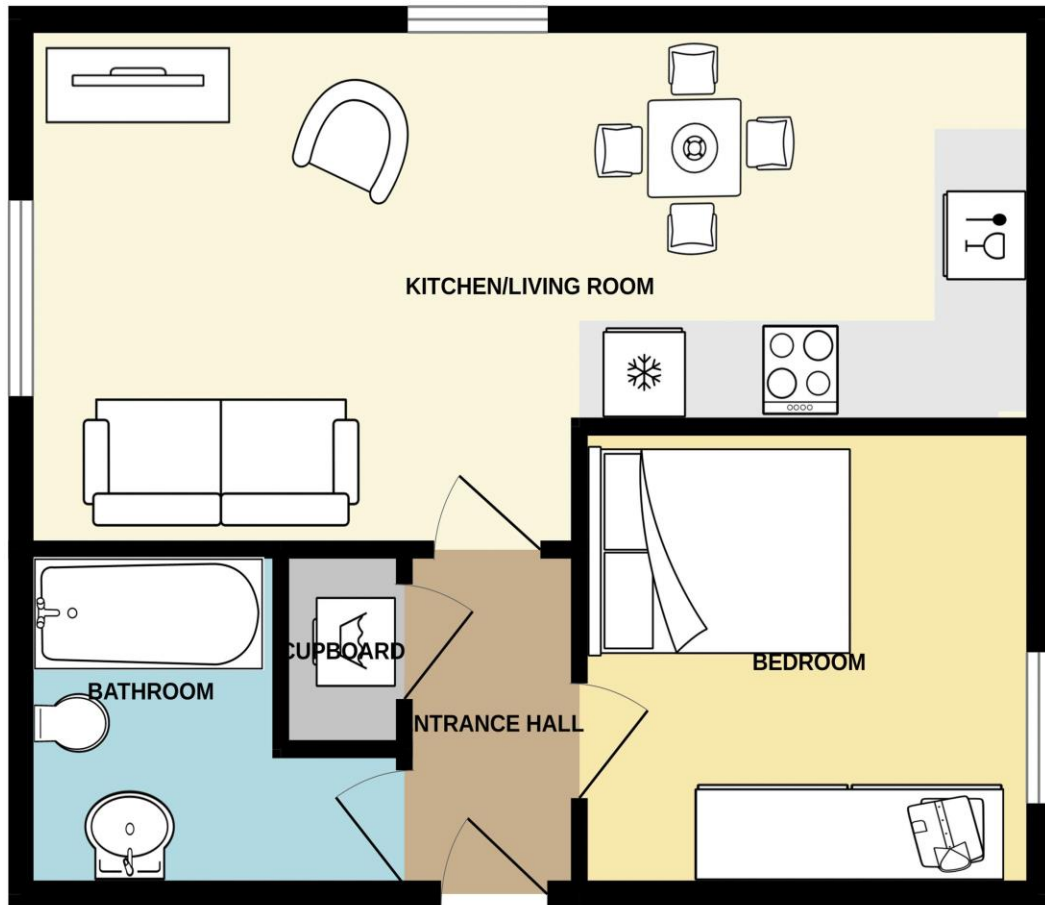**The apartment can be offered furnished or partly furnished.**

SECOND FLOOR

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Appliances Include:
- Zanussi electric hob
- Beko oven
- Zanussi fridge/freezer
- Hotpoint dishwasher
- Hoover washer/dryer

Room Measurements
SECOND FLOOR

Lounge Area	13' 5'' x 13' 1'' (4.1m x 4m)
Kitchen Area	11' 6'' x 10' 6'' (3.5m x 3.2m)
Bedroom	11' 6'' x 11' 6'' (3.5m x 3.5m)
Bathroom	8' 6'' x 5' 7'' (2.6m x 1.7m)

Possession
Available from August 2024, subject to satisfactory references and landlords consent.

Deposit
£1,600.

Additional Costs
Electricity, water, tv, wi-fi, parochial rates, waste charge and the annual boiler service.

Services
Mains water, electricity and drainage.
Electric heating.

Please Note
Regret no children, pets or smokers.

Viewings By Arrangement Only.

Disclaimer: For clarification we wish to inform prospective purchasers/tenants that these particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, not tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. If the property is under refurbishment, some details are subject to change.