



- Double Bay Victorian Style Property
- Close to St George Park
- Two Double Bedrooms

- Open Plan Living/Kitchen Space
- Lovely Bathroom
- Rear Garden

Parks Estate Agents are delighted to offer for sale this beautiful, well-proportioned two-bedroom garden flat in a converted Victorian style property. Located in the ever popular area of St George with just a short stroll to the wonderful park and all that Church Road has to offer this is an absolute “ must see” property for those who are looking for their first home but who also would like the added bonus of a garden.

As you enter this property you will find a fabulous open plan living /kitchen space with door leading to the rear garden, the outdoor space is perfect for those summer barbeques and alfresco dining.

The property also boasts two well-appointed spacious double bedrooms and family bathroom. The current vendor has loved living in their home but its time for a new chapter for them, and maybe for you too.

Please call early to avoid disappointment as this is sure to be popular.



TOTAL FLOOR AREA: 572 sq ft. (53.2 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, appliances and fixtures shown have not been tested and no guarantee is given as to their operability or suitability for use.
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Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.