

**2 Bedroom(s), Flat, Leasehold**

**Goodison Walk, Cantley.**



- 3D Virtual Tour Available
- Cosy Two Bedroom First Floor Apartment
- Open Plan Kitchen & Living Room
- Allocated Car Parking Space and Visitor Parking

- No Chain - Vacant Possession
- Well Presented Throughout
- Modern Family Bathroom
- Popular Location and Close to Amenities and Schools

**£100,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Nestled in the heart of the sought-after Cantley area, this well-presented first-floor flat offers a perfect combination of comfort and convenience. Boasting two spacious bedrooms, a modern family bathroom, and an inviting open-plan kitchen and living room, this property is ideal for first-time buyers, small families, or investors. The flat's location is a standout feature, situated just steps away from local shops and within close proximity to reputable schools, making daily life effortless. With an allocated parking space and additional visitor parking available, this property ensures practical living with added ease for guests.

## Internals

### Floor Plan



GRAPHIC INTERNAL VIEW  
SCALE: 1:50 BY 21  
MAY 2018 10:57 AM

Matterport



## Kitchen & Living Area



## Balcony View



## Master Bedroom



## Family Bathroom



## Bedroom



## Externals

### Front Aspect



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure - Leasehold

Solar Panels - No



Space Heating System - Electric Storage Heaters

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location - Bathroom Cupboard

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	