



10d Charlotte Street, Aberdeen AB25 1LR

Offers over £164,500

WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT, WITH ALLOCATED PARKING SPACE IN THE HEART OF THE CITY CENTRE

Stronachs

10d Charlotte Street, Aberdeen AB25 1LR

Offers over £164,500

Viewing: Contact Selling Agents on 01224 626100

We are delighted to bring to the market this WELL PRESENTED CENTRAL TWO BEDROOM FIRST FLOOR APARTMENT, within a modern development in the heart of the city centre, with allocated parking space within the private car park.

Benefiting from gas central heating, full double glazing, security entry system and lift access, this is an ideal investment opportunity or first time purchase, being sold with all contents included, if desired. The accommodation comprises: Entrance Hall with large store off; Lounge/Kitchen/Dining Room on open plan, with decked balcony overlooking the shared grounds; Master Bedroom with En-Suite Shower Room; second Double Bedroom; Bathroom with Shower; and Utility. The car parking, which is below the building, is accessed via security barrier, with code to allow pedestrian access also. Ideally situated for walking distance to the city centre, the property is on a regular bus route and has excellent access to the main ring roads in and out of the city.

10D Charlotte Street lies within a modern purpose built development of executive apartments in the heart of the city centre. There are local convenience stores nearby on George Street as well as a variety of shops within the Bon Accord Centre, only a few minutes' walk from the property. The University Campus at Old Aberdeen and Aberdeen College are both within easy reach, and the bus and railway stations are close by.

ENTRANCE HALL



Accessed whether by lift or stairs to the first floor, the welcoming Entrance Hall is laid with quality laminate flooring and provides access to the remaining accommodation. There is a large store which houses the central heating boiler and meters, with additional shelving. Two ceiling light fittings and central heating radiator.

LOUNGE/KITCHEN/DINING ROOM 16' 1" X 16' 1" (4.90M X 4.90M)



This spacious open plan room has sliding glazed doors to the front which allow direct access to the secure decked balcony, overlooking the shared garden area. There is ample room for both relaxing and dining, with two ceiling light fittings, two central heating radiators and television point. The Kitchen area is fitted with quality wall and base units, with complementing work surfaces and splashback, inset sink and drainer with mixer tap. There is a large central island with bar stools, and integrated oven, gas hob and extractor hood over. There is also an integrated fridge/freezer and dishwasher. The wall units have underunit lighting and there is a ceiling light fitting over the Kitchen area.

KITCHEN IMAGES



UTILITY 5' 0" X 4' 8" (1.52M X 1.42M)



Fitted with base units of the same design as the Kitchen, with inset sink and drainer . Ceiling light fitting and central heating radiator. Extractor fan. Washer/dyer.

MASTER BEDROOM 14' 7" X 9' 5" (4.45M X 2.87M)



Generous Master Bedroom with window to rear, benefiting from double built-in wardrobes allowing excellent hanging and shelf storage, with sliding doors. Ceiling light fitting, central heating radiator and television point. Door to En-Suite Shower Room.

SHOWER ROOM 6' 6" X 5' 5" (1.98M X 1.65M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal and separate shower cabinet. Ceiling light fitting, ladder style central heating radiator, extractor fan and shaver point.

BEDROOM 2 10' 8" X 9' 3" (3.25M X 2.82M)



Second Double Bedroom, again situated to the rear and again benefiting from double built-in wardrobe allowing hanging and shelf storage, with sliding wooden doors. Ceiling light fitting and central heating radiator.

BATHROOM 7' 5" X 5' 6" (2.26M X 1.68M)



Partially tiled and fitted with a three piece suite comprising wash hand basin, toilet pedestal, and bath with shower over. Ceiling light fitting, shaver point, extractor fan and ladder style radiator.

EXTERNAL



The development has a small central courtyard area for the residents to enjoy. There is basement level and underfloor parking within a secure barriered car park, with allocated parking space for one car. The pedestrian access to the development is also secure with coded access. A lift provides access to all floors. The communal areas are maintained under a factoring agreement.

EXTRAS

All carpets, curtains, blinds and light fittings are included in the sale, together with the usual fixtures and fittings in the Bathroom and En-Suite, the integrated appliances in the Kitchen, the washer/dryer in the Utility and all other contents, if desired.

COUNCIL TAX BAND - D

EPC BANDING - B

10D CHARLOTTE STREET



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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