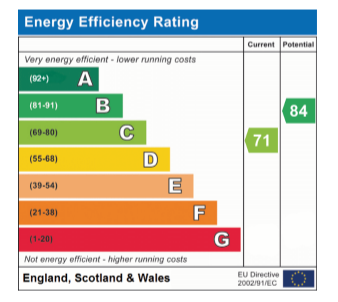


Approximate total area⁽¹⁾
49.71 m²
535.07 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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An exceptionally well presented two bed, first floor apartment on the popular Panshanger development with a refitted kitchen and bathroom, Available from 2nd September

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- COMMUNAL PARKING
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- FRESHLY DECORATED
- TWO BEDROOM FIRST FLOOR APARTMENT
- 1 ALLOCATED PARKING SPOT
- AVAILABLE FROM THE 2ND OF SEPTEMBER

Ground Floor

Communal Entrance Hall

Door to communal entrance hall via telephone entry system. Stairs to all floors.

First Floor

Entrance Hall

Door to Entrance Hall. New carpet. Fuse box. Power sockets. Wall mounted storage heater. Telephone entry system. Ceiling coving. Ceiling lighting. Double doors to storage cupboard housing the hot water cylinder and header tank with slatted shelving over; space within for freestanding tumble dryer. Doors to all rooms.

Living/Dining Room

A dual aspect room with replacement UPVC double glazed window to front and side aspect. New carpet. Power sockets. Three wall mounted heaters. Ceiling lighting. Ceiling coving.

Kitchen

A new re-fitted kitchen with a range of wall and floor cupboards with work surfaces over, inset with a single bowl stainless steel sink unit with drainer to side and chrome mixer taps over. Counter top power points. New electric Bosch oven with grill and Bosch four ring halogen hob over. Washing machine. Upright fridge freezer. Tiling to splash backs. Floor based fan heater. Ceiling lighting. Replacement UPVC double glazed window overlooking the rear.

Master Bedroom

Replacement UPVC double glazed window to the front. New carpet. Wall mounted heater. Ceiling lighting. Fitted double wardrobe with full and part length hanging rail within and low level drawers to side.

Bedroom Two

Replacement UPVC double glazed window to the side. New carpet. Wall mounted heater. Ceiling lighting. Fitted wardrobe unit with inset down lighters and full length hanging rail and drawers to side.

Family Bathroom

Bathroom suite comprising of a panelled bath with taps and electric shower over and a shower curtain. Low level push flush WC. Pedestal wash hand basin with mixer tap and shaver point over. Ceramic tiled splash backs and fully ceramic tiled walls. Ceramic tiled flooring. Ceiling lighting. Dimplex fan. Obscure replacement UPVC double glazed window to the front.

EXTERIOR

Allocated Parking

The property benefits from one allocated parking space for one vehicle.



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