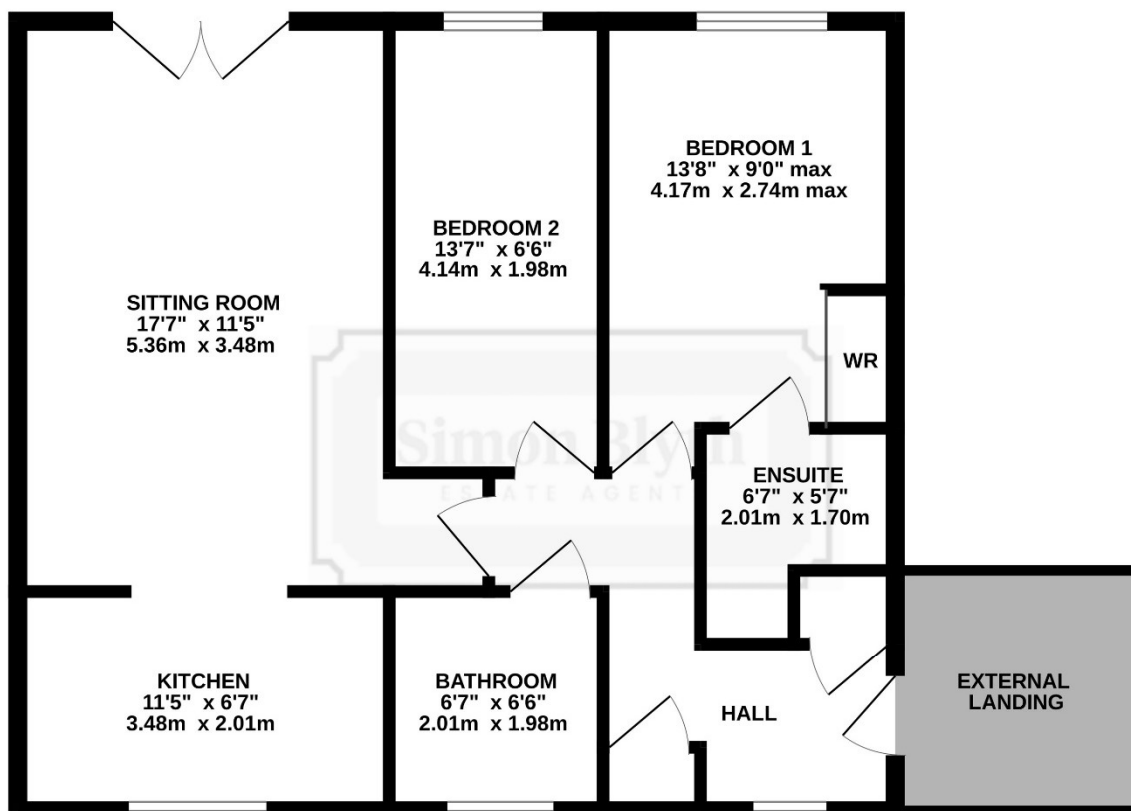




Apartment 178 (First Floor) Greenlea Court, Dalton, HD5 8QB



GREENLEA COURT

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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PROPERTY DESCRIPTION

Available with no onward chain. An attractively presented purpose built 2 double bedroom (master en-suite) first floor apartment situated at the top of a small cul de sac within a convenient and established residential area.

The accommodation has uPVC double glazing, electric heating and briefly comprises communal entrance hall with stairs rising to a first floor landing which leads to the apartment with entrance hall, generous sitting room with French doors and Juliet balcony, fitted kitchen with appliances, master bedroom with fitted wardrobe and en-suite shower room, double bedroom two and bathroom. Externally there is a designated parking space, communal garden and children's play area. There are local shopping facilities close by along with Ravensknowle park and on a bus route.

Offers Around £117,500

GROUND FLOOR

A communal entrance gives access to a staircase which rises to the first floor and gives access to the following: -

ENTRANCE HALL

With a uPVC double glazed window, three ceiling light points, ceiling coving, wall mounted electric heater, cylinder cupboard, storage cupboard with oak effect laminate flooring. From the hallway access can be gained to the following rooms: -

SITTING ROOM

Measurements- 17'7" x 11'5"

As the dimensions indicate this is a generously proportioned room which has uPVC double glazed French doors with Juliet balcony providing the room with plenty of natural light. There are two ceiling light points, ceiling coving, two electric wall heaters, laminate flooring and to one side there is a doorway giving access to the kitchen.



KITCHEN

Measurements- 11'5" x 6'7"

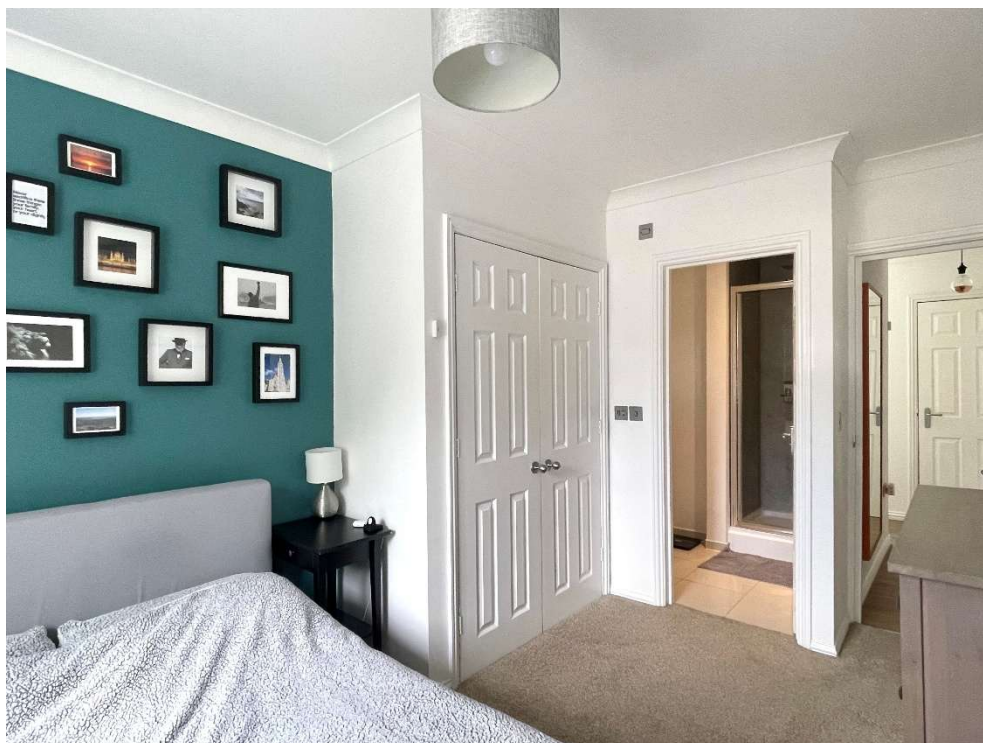
This has a uPVC double glazed window enjoying a pleasant aspect to the rear, there are inset LED downlighters, laminate flooring and fitted with a range of white gloss base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and half bowl single drainer stainless steel sink with chrome monobloc tap, four ring induction hob with stainless steel extractor hood over and electric fan assisted oven beneath, there is under counter space for washing machine and dishwasher together with space for a fridge/ freezer.



BEDROOM ONE

Measurements- 13'8" maximum x 9'0"

A double room with a uPVC double glazed window, ceiling light point, ceiling coving, electric wall heater and twin panelled door wardrobe. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 6'7" maximum x 5'7"

With inset LED downlighters, extractor fan, wall mounted Dimplex fan heater, tiled floor and fitted with a suite comprising pedestal wash basin with chrome mixer tap, low flush w.c. and shower cubicle with easy clean panelled walls and chrome shower fitting incorporating fixed shower rose and separate hand spray.



BEDROOM TWO

Measurements- 13'7" x 6'6"

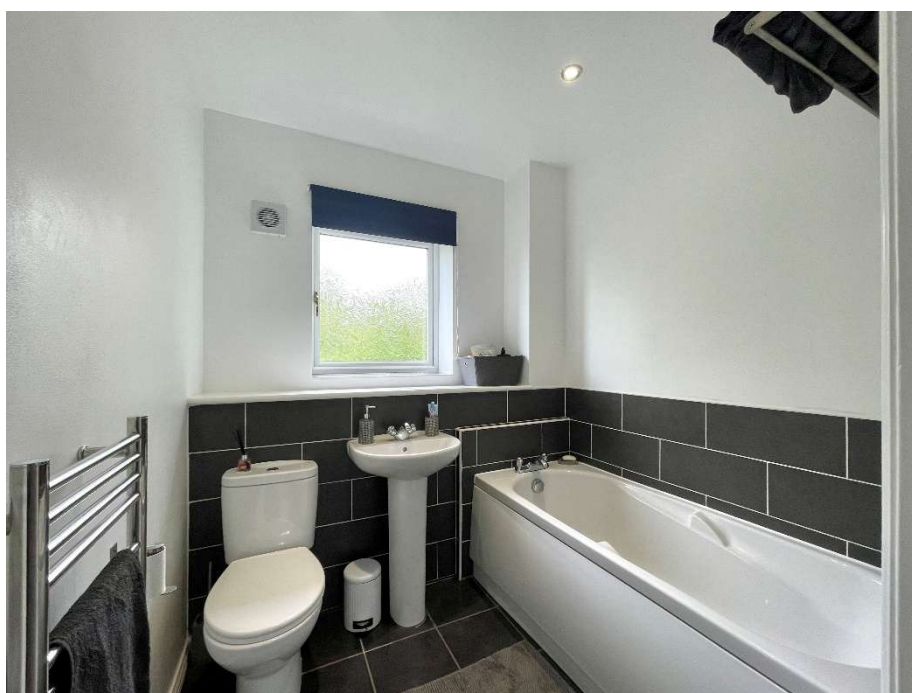
A double room situated adjacent to bedroom one and having a uPVC double glazed window with Louvered shutters, ceiling light point and electric wall heater.



BATHROOM

Measurements- 6'7" x 6'6"

With a frosted uPVC double glazed window, inset LED downlighters, extractor fan, chrome ladder style heated towel rail, tiled floor, part tiled walls and fitted with a suite comprising panelled bath, pedestal wash basin and low flush w.c.



OUTSIDE

PARKING

There is a designated parking space number 178.

GARDENS

There are communal gardens along with a children's play area further down the road.



ADDITIONAL INFORMATION

Heating- The property has electric heating

Double glazing- The property has uPVC double glazing

Property tenure – Leasehold for the remainder of a 999-year lease from 01/04/2005 with an annual ground rent of £415.61

Service charge- The service charge is currently £1,336.36.

Directions- Using satellite navigation enter the postcode HD5 8QB

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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