

0/1, 17 ROXBURGH AVENUE, GREENOCK,
PA15 4LP

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ESTATE AGENTS



Description

This well presented partially two bedroom GROUND FLOOR FLAT offers a stylish home. Centrally located for amenities and convenient for the town centre. Specification includes: double glazing, gas central heating and security entry system. There is a shared rear drying green.

Apartments comprise: Entrance Hallway by UPVC double glazed door with inbuilt walk in cupboard. There is a bright front facing Lounge with mahogany style fireplace with electric fire. The Dining sized Kitchen is a particularly spacious apartment. There are refitted beech style units, stainless steel handles, black marble style work surfaces and wall tiling. Appliances include: extractor hood, electric hob, oven, washing machine, tumble dryer and fridge/freezer. A dining table and four chairs are included.

There are two double sized Bedrooms. The 1st Bedroom has a wardrobe, 2 sets of drawers and bedside cabinet. Bedroom 2 has a wardrobe and chest of drawers.

There is a quality Bathroom with rear window and three piece suite comprising: vanity wash hand basin set within a high gloss unit, wc and bath with a chrome style shower. There is wall and floor tiling.

Applications are subject to financial criteria checks. Immediate inspection advised. Landlord Registration Number = 256416/280/21121. LARM: 1901039. EPC = C

Measurements

Hall	
Lounge	16'8 x 11'7 (5.08m x 3.53m)
Dining Kitchen	19'8 x 8'0 (5.99m x 2.44m)
Bedroom 1	10'7 x 13'6 (3.23m x 4.11m)
Bedroom 2	8'9 x 13'5 (2.67m x 4.09m)
Shower Room	



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Agents Notes:

These sales particulars are set out as a general outline only, issued in good faith, but do not constitute representations of fact and do not form part of any offer or contract. Any services, equipment, appliances, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements are approximate and for guidance only.

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