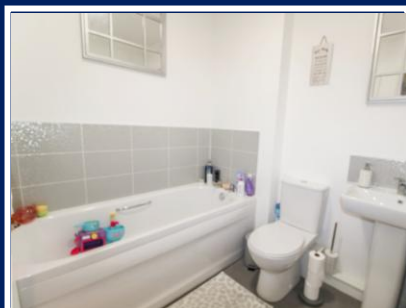




Alnwick House, Haggerston Road
£64,000



LENNON
PROPERTIES
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Alnwick House, Haggerston Road

Lennon Properties are delighted to welcome to the sale market this beautiful first floor apartment located in a secure block. Situated on Crofton Grange development, close to Asda, local schools and ease of access to the A189 and A1. Accommodation on offer; Entry via secure system, hallway, stunning lounge opening to the contemporary fitted kitchen with integrated appliances, modern bathroom suite, two spacious bedrooms, the main bedroom with an en-suite. Externally there is an allocated parking bay. Gas radiator central heating & double glazing. Early Inspection is recommended.

This property is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. The property can only be purchased by people who meet the criteria of this agreement.



COMMUNAL ENTRANCE

Via security system, stairs up to second floor.

ENTRANCE HALLWAY

Spacious hallway with storage cupboard, central heating radiator.

MASTER BEDROOM

12' 0" x 8' 5" (3.66m x 2.58m)

Upvc window to front, radiator. Leading to;



EN-SUITE

8' 0" x 6' 5" (2.45m x 1.96m)

Low level w.c, wash hand basin, double electric shower, extractor fan, radiator.

BEDROOM TWO

11' 11" x 5' 10" (3.65m x 1.80m)

Upvc to front, radiator.



BATHROOM

6' 9" x 6' 1" (2.07m x 1.87m)

Low level w.c, wash hand basin, panelled bath, extractor fan, radiator.

LOUNGE

15' 8" x 11' 3" (4.78m x 3.44m)

Upvc door leading to juliette balcony, Upvc window to side, two radiators, access leading to;



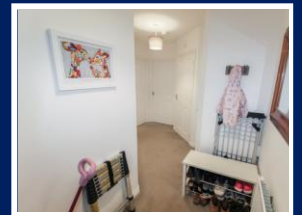
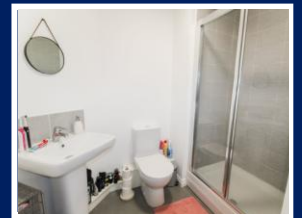
KITCHEN

7' 7" x 7' 4" (2.33m x 2.25m)

Upvc window to side, range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit with mixer tap, integrated electric oven and gas hob, tiled splashbacks, combi boiler, integrated washer/dryer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.