

**FOR SALE**



**Sharman Close, Penkhull ST4 7LS**

**1 Bedroom, 1 Bathroom, Ground Floor Apartment**

**Asking Price Of £95,000**

  
**MARTIN&CO**



## Sharman Close, Penkull

1 Bedroom, 1 Bathroom

Asking Price Of £95,000

HALLWAY 19' 11" x 3' 7" (6.07m x 1.09m) Upvc door to the side elevation, coving, electric wall heater, carpet to floor

LOUNGE 11' 7" x 10' 2" (3.53m x 3.1m) Upvc sliding double glazed patio doors to the rear elevation, tv point, wall mounted electric living flame fire, wall lights, carpet to floor

- Ground Floor Apartment
- Leasehold
- Separate Kitchen/Diner
- Lounge
- Electric Wall Heaters

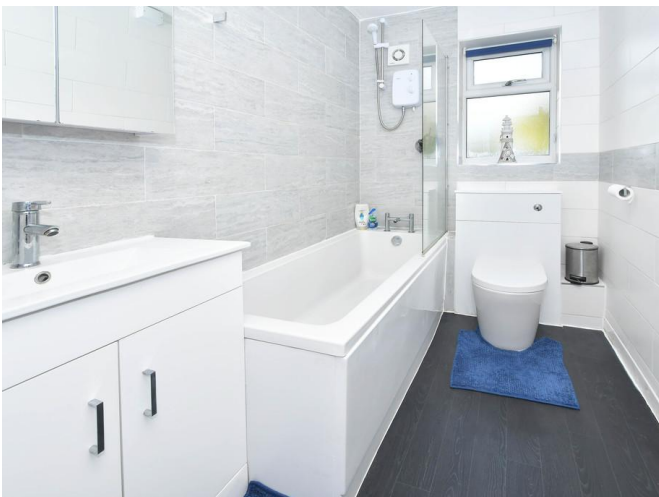
KITCHEN DINER 11' 1" x 10' 2" (3.38m x 3.1m) Upvc double glazed window to the front elevation, a range of gloss white base and wall units with worktops over, space for washing machine and dryer, space for fridge freezer, single bowl resin sink, electric hob and extractor hood above, laminate flooring

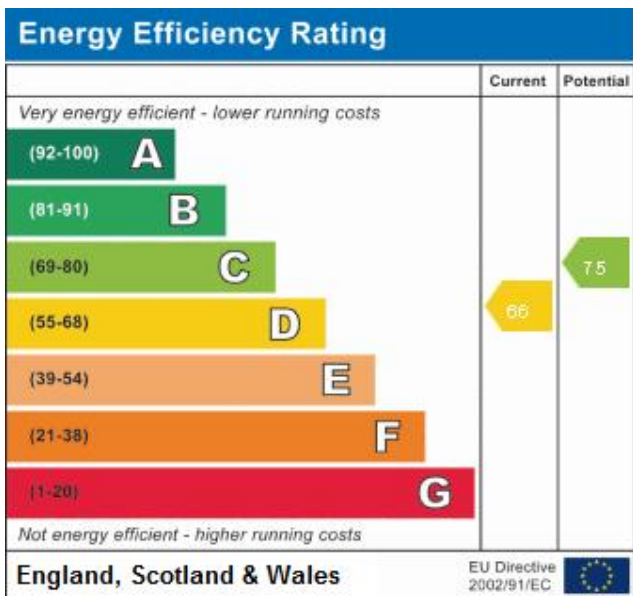
BEDROOM 11' 7" x 9' 4" (3.53m x 2.84m) Upvc double glazed window to the rear elevation, electric wall heater, carpet to floor

BATHROOM 11' 1" x 5' 3" (3.38m x 1.6m) Upvc double glazed frosted window to the front elevation, 3 piece white suite, bath has electric shower over, heated towel rail, fully tiled walls, vinyl flooring

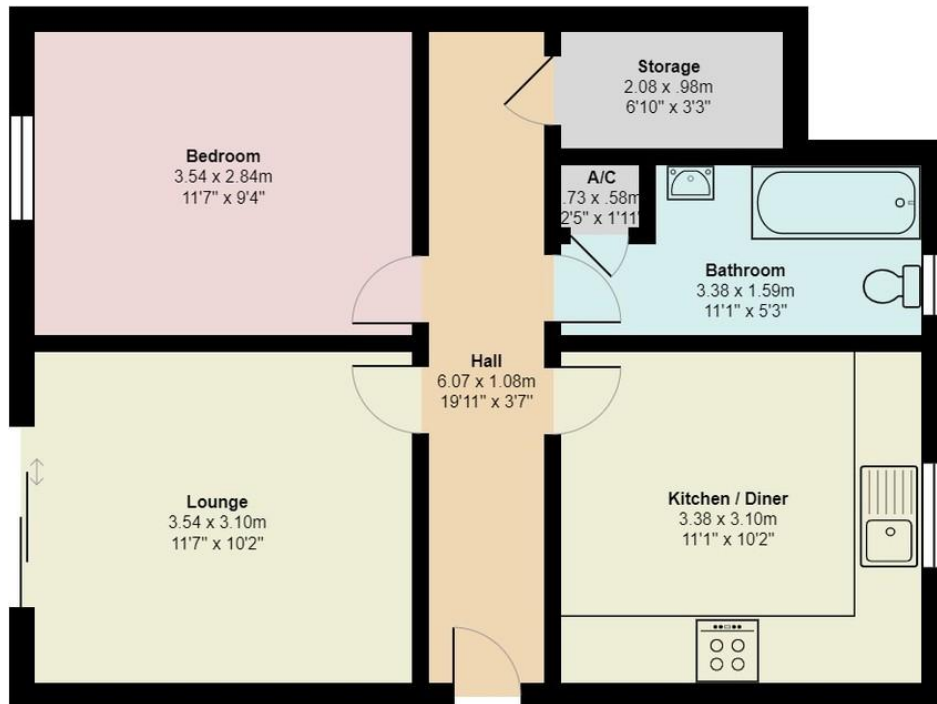
SHARED GARDEN Lawn to the front, shared garden to the rear











### Ground Floor

All measurements are approximate and for display purposes only

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

