

**FOR SALE**



**Acorn Way, Woodlathes**  
**Guide Price £125,000**

  
**MARTIN & CO**



## Acorn Way, Woodlathes

2 Bedrooms, 2 Bathroom

Guide Price £125,000

- Ground floor apartment
- Two bedrooms
- En suite shower room
- Family bathroom
- Allocated parking

GUIDE PRICE £125,000-£135,000. Offered with no chain involved, this two bedroom ground floor apartment is perfect for a variety of buyers. Situated on a popular development, the property boasts an allocated parking space and convenient access to local amenities.

Upon entering the property through the security entrance door, you'll find yourself in the communal entrance hall. The apartment itself features an entrance hall that provides access to all the living accommodation. The spacious lounge/dining room is adorned with laminate flooring and offers ample natural light through the front facing window and French style doors with a Juliet Balcony.

The kitchen is equipped with a range of fitted wall and base units in a Beech effect, and includes an oven, hob, and extractor hood. Both bedrooms are generously sized, with the master bedroom benefiting from an en suite shower room. Completing the property is the family bathroom, which features a white three piece suite.

Outside, there is an allocated parking space and communal areas for residents to enjoy.



**COMMUNAL ENTRANCE HALL** With rear facing communal security entrance door leading into the communal hall.

**APARTMENT ENTRANCE HALL** With private entrance door, laminate floor and doors leading to all accommodation.

**LOUNGE/DINING ROOM** A generous sized reception room with laminate flooring. There is a front facing window and front facing French style doors open onto a Juliet balcony.

**KITCHEN** With a range of fitted wall and base units in Beech effect, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, oven, hob, plumbing for washing machine, space for fridge, tiled splash backs, tiled floor and side facing window.

**BEDROOM ONE** Master bedroom with laminate

flooring, door to the en suite shower room and rear facing window.

**EN SUITE** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled floor, tiled walls, extractor fan and rear facing window.

**BEDROOM TWO** A good sized second bedroom with laminate flooring and rear facing window.

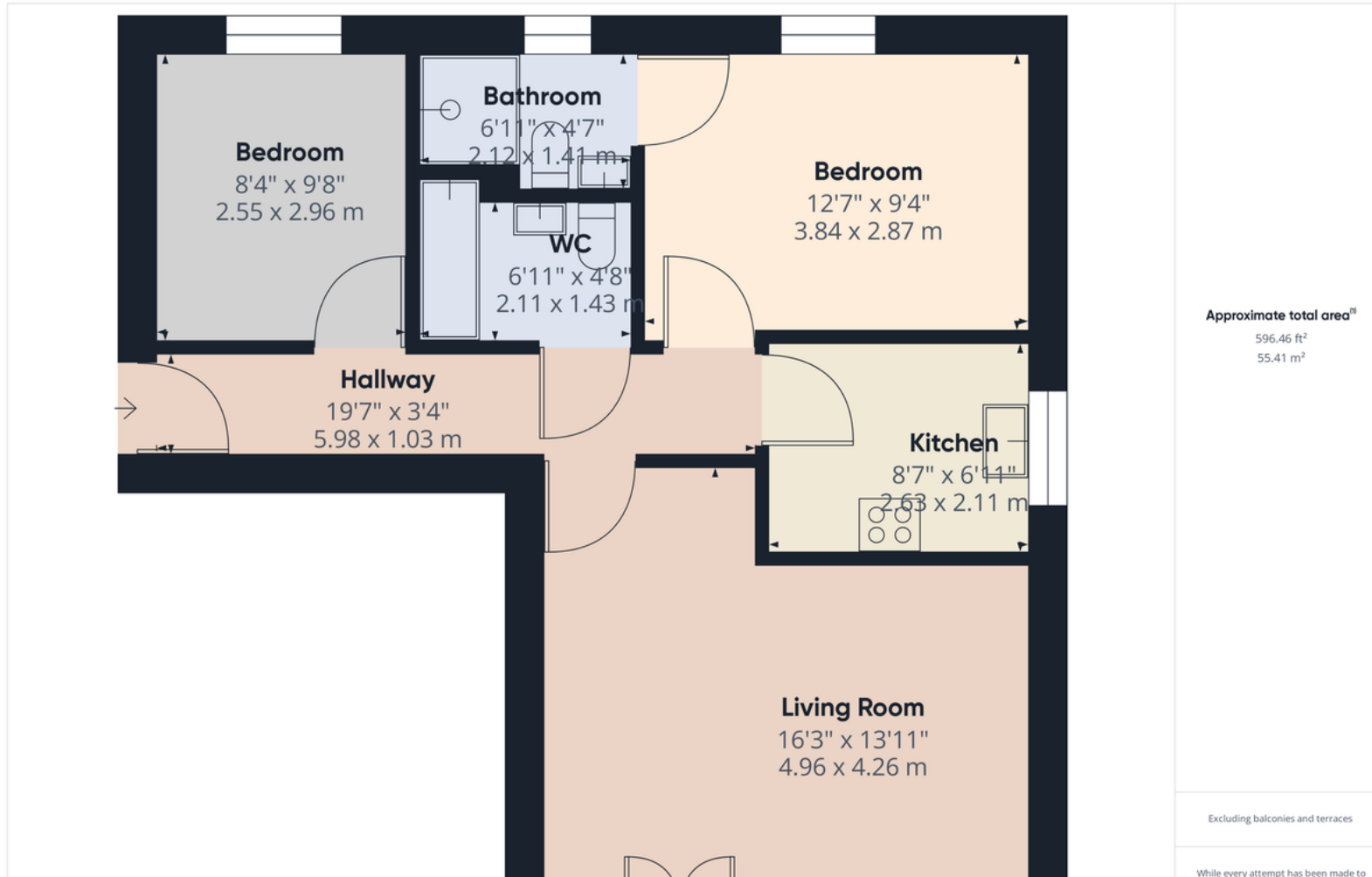
**BATHROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls, tiled floor and extractor fan.

**OUTSIDE** There are communal areas and allocated parking space.



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