

FOR SALE



Priory Court, Guisborough

2 Bedrooms, 1 Bathroom, Self-contained first floor flat

£117,500



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- Self-contained first floor flat
- Share of Freehold
- Owned Off-Street Private Parking
- No Service Charge
- Gas Central Heating



FULL DESCRIPTION Stunning self-contained first floor two bedroom apartment with a bright and spacious lounge diner and owned off-street private parking.

The apartment is located in a desirable location, close to shops, restaurants and public transport.

Comprising: Entrance Vestibule, Lounge Diner, Two Bedrooms, Bathroom, Kitchen/Breakfast room.

Call and book a viewing today with Martin & Co 01287 631254.

INTERNALLY

ENTRANCE VESTIBULE 5' 4" x 2' 10" (1.65m x 0.87m) uPVC entrance doors, ceiling cornice, tiled flooring, second door leading to stairs up to the first floor lounge diner of the property.

LOUNGE/DINER 19' 11" x 10' 9" (6.07m x 3.28m) Dual aspect. Ceiling cornice, stone fire surround incorporating gas fire, carpeted flooring, two double panelled central heating radiators and three uPVC windows (two to the front aspect and one to the side aspect).

KITCHEN 6' 10" x 8' 10" (2.09m x 2.71m) To rear aspect. Range of wall, base and drawer units with white wood effect fascias, 1.5 bowl stainless steel inset sink unit, mixer tap, tiled and laminate splash backs, laminate work surfaces, electric hob, electric oven, extractor hood, washer/dryer, space for fridge, vinyl flooring, central heating radiator and uPVC window.

BEDROOM ONE 10' 4" x 8' 11" (3.15m x 2.72m) To side aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.



therefore there is no service charge.

BEDROOM TWO 7' 1" x 10' 8" (2.16m x 3.27m) To side aspect. Ceiling cornice, fitted wardrobes, central heating radiator and uPVC window.

SHOWER ROOM Fully tiled. White suite comprising: low level WC with push button flush, pedestal inset wash hand basin, large double shower with glazed shower screen, extractor, tiled flooring, heated towel rail central heating radiator and uPVC window.

LOFT Loft storage.

EXTERNALLY

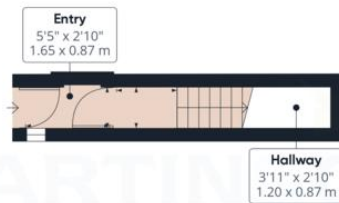
PARKING Owned off-street private parking, across from the property.

FRONT PATHWAY ACCESS Entrance to the property through a wrought iron gate with pathway.

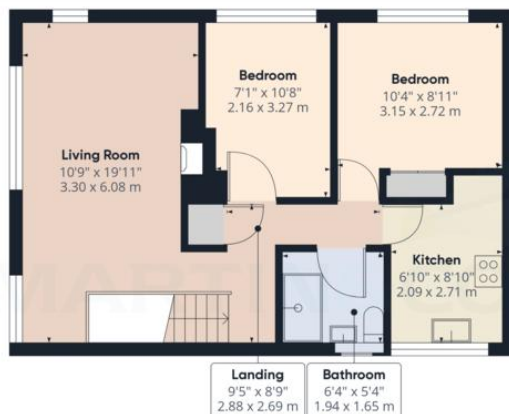
PLEASE NOTE This property is a share of freehold,



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Ground Floor



Floor 1

Approximate total area[®]
345.73 ft²
32.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.