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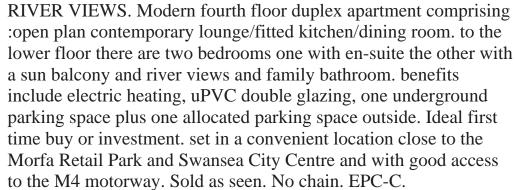


34 BELLE ISLE APARTMENTS, COPPER QUARTER, ASKING PRICE £145,000









## **ENTRANCE**

Enter via communal door into:

## **COMMUNAL HALLWAY**

Stairs and lifts to all floors.

## FOURTH FLOOR

#### **ENTRANCE**

Enter via wooden door into:

# **HALLWAY**

Wall mounted intercom system, wall mounted electric heater, storage cupboard.

## BEDROOM 1 2.88m x 2.23m (9'5" x 7'4")

UPVC double glazed patio doors to rear leading to sit down balcony with river views, electric storage heater.

# BEDROOM 2 3.56m x 2.87m (11'8" x 9'5")

UPVC double glazed windows to rear with river views, fitted wardrobes, wall mounted electric heater.

## **EN - SUITE**

Three-piece suite comprising shower cubicle, low-level WC, pedestal wash and basin, splash back tiles, wall mounted towel heater.





## **BATHROOM**

Three-piece suite comprising panelled bath, low-level WC, pedestal wash and basin, splash back tiles, wall mounted towel heater.

# FIFTH LEVEL

# OPEN PLAN LOUNGE/DINING ROOM/ KITCHEN 8.05m x 5.07m (26'5" x 16'8")

UPVC double glazed window to rear with Juliet balcony and river views, two eaves storage and a large walk in storage cupboard, wall mounted electric storage heater, modern wall and base units with work surface over, built in oven, hob and extractor fan, stainless steal sink and drainer with mixer tapes, plumbed for washing machine, loft access.

# **EXTERNAL**

Two allocated parking spaces one underground and on outside.

**TENURE:** Leasehold

Term 125 Years. Ground Rent £200 P.A. Service Charge £2,083.08 P.A.

**COUNCIL TAX:** D

**EPC RATING:** C

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS TEL:

01792 646060