



BRAMWELL COURT, DERWENTWATER ROAD
OFFERS IN REGION OF £75,000





DESCRIPTION

Located to the first floor, we offer to the market this spacious two bedroom apartment. The property is ideally located for local bus and transport links and close to the Team Valley. The apartment comprises of lounge opening to modern kitchen with white goods, two bedrooms with the master having an ensuite shower and spacious bathroom. There is a secure entry phone system in place and secure parking.

HALLWAY

KITCHEN

9' 6" x 8' 7" (2.9m x 2.62m) Kitchen comprises of Magnolia painted walls, vinyl flooring, white painted wooden wall and floor units, black granite effect work-surface and up-stand, stainless steel sink unit with mixer tap, Beko washing machine, Beko 50-50 fridge freezer, dishwasher, stainless steel electric oven, stainless steel gas hob and stainless steel hood extractor.

LOUNGE

11' 9" x 15' 0" (3.58m x 4.57m) Magnolia painted walls, laminate flooring, Central heating radiator, UPVC double glazed windows and vertical blinds.

BEDROOM ONE

12' 0" x 10' 8" (3.66m x 3.25m) Magnolia painted walls, brown carpet, central heating radiator, UPVC double glazed windows and vertical blinds.

BEDROOM TWO

9' 4" x 8' 3" (2.84m x 2.51m) Magnolia painted walls, brown carpet, central heating radiator, UPVC double glazed window and vertical blinds.

EN SUITE

Magnolia painted walls, tiled flooring, Silver central heating radiator, pedestal wash basin, W.C, shower cubicle with shower screen.

BATHROOM

Magnolia painted walls, tiled flooring, Silver central heating radiator, pedestal wash basin, W.C and single ended bathtub with stainless steel mixer tap.

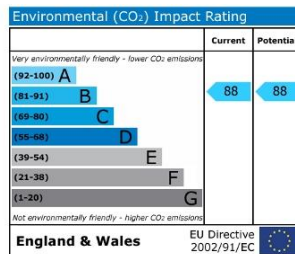
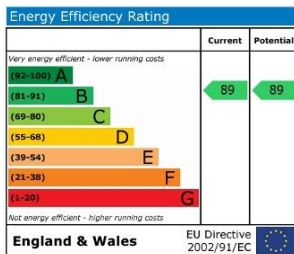
DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. 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. 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. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but





must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

