



COLTSFOOT GARDENS, WINDY NOOK  
£79,950





## DESCRIPTION

Having undergone a refurbishment programme, we offer to the market this two bedroom ground floor apartment. The property is offered with the benefit of gas central heating and UPVC double glazing. In good decorative order the property comprises of communal entrance hall leading to flat, hall with double storage cupboard, lounge overlooking front elevation, breakfasting kitchen, two bedrooms and bathroom having a step in shower enclosure. NO ONWARD CHAIN.



## COMMUNAL ENTRANCE

Entrance hall shared with three other flats

## HALLWAY

UPVC entrance door, central heating radiator, dado rail and a double storage cupboard.

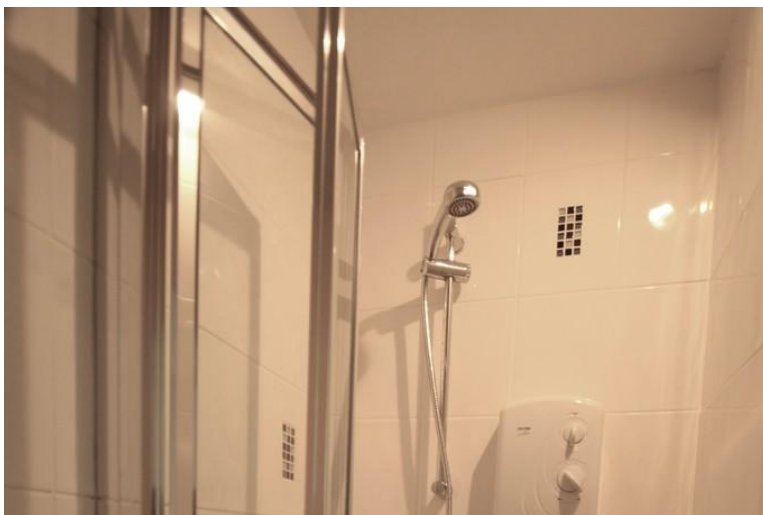
## LOUNGE

11' 6" x 12' (3.51m x 3.66m) The focal point of the room being a feature fireplace with electric fire, central heating radiator and a UPVC window.



## KITCHEN/DINER

11' 4" x 11' (3.45m x 3.35m) Range of modern grey coloured wall and floor units, integral stainless steel sink unit with mixer tap, integral ceramic hob and electric oven, cooker hood, plumbing for automatic washing machine, wall mounted central heating boiler, part tiled walls, UPVC window and central heating radiator.



## BEDROOM ONE

13' 7" x 9' 10" (4.14m x 3m) Located to the front of the property, central heating radiator and a UPVC window.





## BEDROOM TWO

9' 10" x 8' 10" (3m x 2.69m) Located to the rear of the property, central heating radiator and a UPVC window.

## BATHROOM

Panelled bath, step in shower enclosure, pedestal wash basin, low level WC, extractor fan, part tiled walls and a central heating radiator.



## EXTERNAL

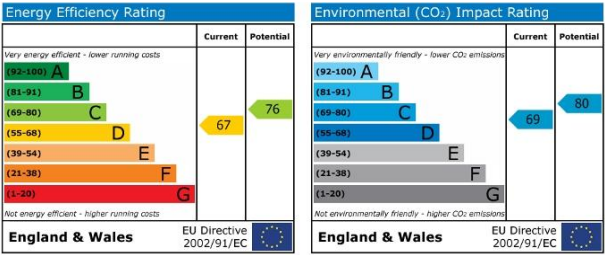
There are maintained communal gardens to the front and rear. Great open views to the front.



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The particulars on these properties are set out as a general guidance for intended for tenants contracts 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. 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 particulars. 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

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