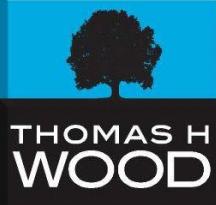




## 25 Plasmelin

Westbourne Road, Whitchurch, CF14 2BT



Offers In Excess Of £145,000

2 Bedrooms

A spacious, well presented two bedroom first floor flat conveniently located within walking distance of Whitchurch village. The property has been upgraded throughout and comprises lounge, two double bedrooms, modern kitchen and modern bathroom. Outside are communal gardens and storage unit. There is easy access to the A470 and M4 motorway and well serviced transport routes. Furthermore, the property is well placed for the highly regarded primary and secondary schools. Viewing is highly recommended.



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## MAIN ENTRANCE

Enter through a communal hallway with fob and intercom access. The property is situated on the first floor.

## ENTRANCE HALLWAY

Via wooden front door, painted walls, smooth ceiling, oak effect laminate flooring. Intercom phone, several storage cupboards and doors leading to all rooms.

## LOUNGE

5.00m x 3.36m (16'05" x 11'00") A generous lounge with dual aspect uPVC windows. Space for dining table and chairs. Oak effect laminate flooring, painted walls, smooth ceilings and coving. Radiator with TRV.

## KITCHEN

2.96m x 2.07m (9'08" x 6'09") A mixture of high gloss wall and base units, contrasting worktops, tiled walls and floors. Gas hob, electric oven and grill with chrome canopy extractor. Sink with mixer tap. Space for washing machine and fridge freezer. Worcester combination boiler in recessed cupboard.

## BEDROOM ONE

4.27m x 3.01m (14'00" x 9'10") A generous double bedroom with carpeted floors, painted walls, smooth ceilings with coving. uPVC window to side elevation, space for wardrobes and radiator with TRV.

## BEDROOM TWO

3.14m x 3.07m (10'03" x 10'00") A further double bedroom with carpeted floors, painted walls, smooth ceilings with coving. uPVC window to the rear elevation, built in cupboard and radiator with TRV.

## BATHROOM

2.39m x 2.11m (7'10" x 6'11") A spacious bathroom with tiled walls and floors. Bath with electric shower and glazed shower screen. Low level WC and sink with chrome taps.

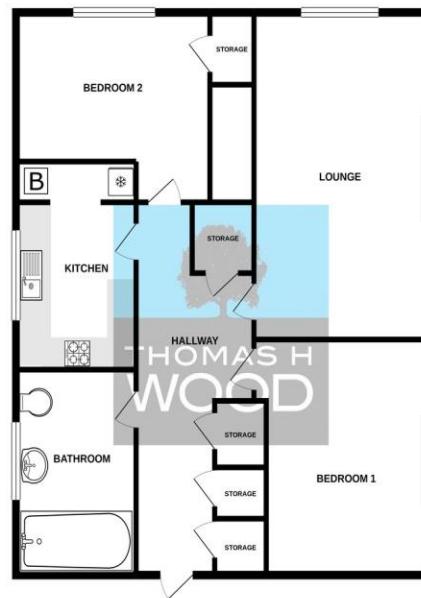
## TENURE

Leasehold with 95 years remaining. Ground rent is £10 per annum. Service charge approximately £650 per annum (to be confirmed by your solicitor)

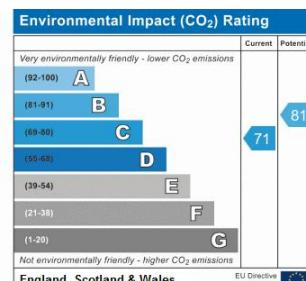
## COUNCIL TAX

Band C

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and should not be relied upon as an accurate representation of the property. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or remaining useful life. House wall drawings ©2007



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

