

EASTER ROAD

5/1 Albion Gardens EH7 5QL
FIXED PRICE £169,500

- Modern ground floor flat in courtyard development
 - Elegant, tiled entrance hall
- Hall, Large living room open plan to modern fully fitted kitchen, two double bedrooms (one en suite/built in wardrobes) and shower room
 - Patio windows to private balcony
 - Gas central heating
 - Double glazing
 - Parking

Viewing Thursdays 7 - 9 pm Sundays 2 - 4 pm or telephone 07840 704259



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Attractive and spacious, modern ground floor flat forming part of a courtyard development located off Albion Road. The property is in move in condition and is available with carpets and curtains included. The accommodation comprises:

Hall (16'5" x 4' widening to 8'5")

Spacious hall providing access to all accommodation. Storage cupboard. Twin ceiling lights. Smoke detector. Thermostat control. Central heating radiator. Cupboard housing meters. Entry phone hand set. Double power point. Laminate floor.

Living room/kitchen (18'2" x 17'11")

Living area



Large, bright living room with patio windows giving access to sunny, private balcony. Additional window. Telephone socket. Four double power points. Three ceiling light fittings. Venetian blind. Curtain rail and curtains to patio doors. Two central heating radiators. Laminate floor.

Kitchen area



Well appointed kitchen fitted with modern base and wall units. Integral fridge, freezer and washing machine. One and a half bowl stainless steel sink with chrome mixer tap. Tiled splash backs. Gas hob and electric oven both in brushed steel finish. Extractor hood with light. Under unit lighting. Granite effect work tops. Two double and one single power points at upper level plus dedicated points. Triple, halogen ceiling light. Wall mounted fire extinguisher. Laminate floor.

Bedroom one (12'9" x 10'2")

Good sized double bedroom with window to front. Two folding double doors give access to large wardrobe with hanging rail and shelf. Central ceiling light. Central heating radiator. Telephone point. Three double power points. Television aerial point. Venetian blind. Chrome curtain rail and curtains. Fitted carpet.



En suite (8'7" x 5'6")

Large en suite bathroom with three-piece white suite. Partially tiled to ceiling level (on two walls). Chrome mixer taps. Large sink with marble base and drawers with storage area over. Twin halogen ceiling lights. Extractor fan. Twin shaver points. Fitted carpet.

Bedroom two (10'3" x 9'7")

Further double bedroom, again with window to front. Storage cupboard housing combi boiler. Blind. Two double power points. Telephone point. Chrome rail and curtain. Fitted carpet.

Shower room (5'7" x 4'10")

Elegant shower room with three piece white suite and chrome fittings. Corner shower with curved glazed screen. Chrome fittings. Large wall mirror. Fully tiled to ceiling level on two walls. Central heating radiator. Twin halogen ceiling lights. Extractor fan. Laminate floor.

The property forms part of a factored development. There is a Block Buildings Insurance Policy.

Extras

Curtains and blinds. Integral kitchen equipment. Fitted carpets.

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Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



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