

## 1 Mandeville Court

Vale



Newly offered to the local market is 1 Mandeville Court, a beautifully maintained two-bedroom ground floor apartment, ideally situated on Lowlands Road within close proximity to a wide range of local amenities, making it an excellent choice for those seeking convenience and accessibility. Presented in excellent condition throughout, the apartment benefits from bright and spacious accommodation with a private entrance further enhances its appeal, creating a wonderful opportunity for first-time buyers, downsizers, and investors alike. Upon entering, you are welcomed by a spacious entrance hall, complete with a useful utility area. The kitchen is well-equipped with the appliances listed below and enjoys a pleasant outlook over the front garden. The generously proportioned lounge/dining room is a particular highlight of the property, providing ample room for both entertaining guests and relaxing in comfort. The apartment offers two well-sized double bedrooms and completing the accommodation is the bathroom,

- ✓ 2 Bedrooms
- ✓ Ground Floor Apartment
- ✓ Regret No Pets
- ✓ Communal Garden Areas
- ✓ Private Entrance
- ✓ TRP 85
- ✓ 1 Bathroom
- ✓ True Move In Condition
- ✓ Parking For Two Vehicles
- ✓ Ideal Downsize Or First Time Buy
- ✓ Nearby Many Amenities

which has been exceptionally well maintained and features a shower over the bath, offering flexibility to suit a variety of lifestyles. Externally, residents can enjoy access to a communal garden and washing line area. The property further benefits from two allocated parking spaces, together with ample on-street parking just moments from the front door. Early viewing is highly recommended to appreciate all that this attractive apartment has to offer. Contact Cranfords today to arrange your viewing on 01481 243878.



## Accommodation

### Ground Floor

#### Entrance Hall

Includes Indesit tumble dryer.  
16' 3" x 8' 2" (4.95m x 2.49m)

#### Kitchen

Appliances include Zanussi 4 ring electric hob, Zanussi oven, Siemens washing machine, Bosch fridge/freezer & Bosch extractor fan.  
10' 9" x 6' 9" (3.28m x 2.06m)

#### Lounge/Diner

18' 8" x 16' 3" (5.69m x 4.95m)

#### Bedroom 1

13' 6" x 9' 0" (4.11m x 2.74m)

#### Bathroom

6' 8" x 6' 8" (2.03m x 2.03m)

#### Bedroom 2

10' 0" x 10' 0" (3.05m x 3.05m)

### Services

Electric Central Heating, Mains electricity, water and drainage.



**Price includes**

Floor coverings, curtains/blinds and light fittings. Appliances as detailed.

**Possession**

By arrangement.

**Viewing**

Strictly by appointment.

**Please Note**

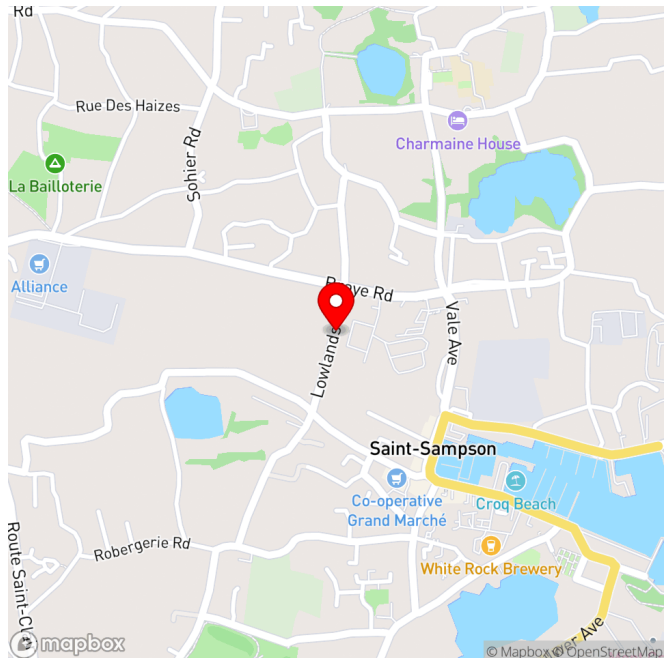
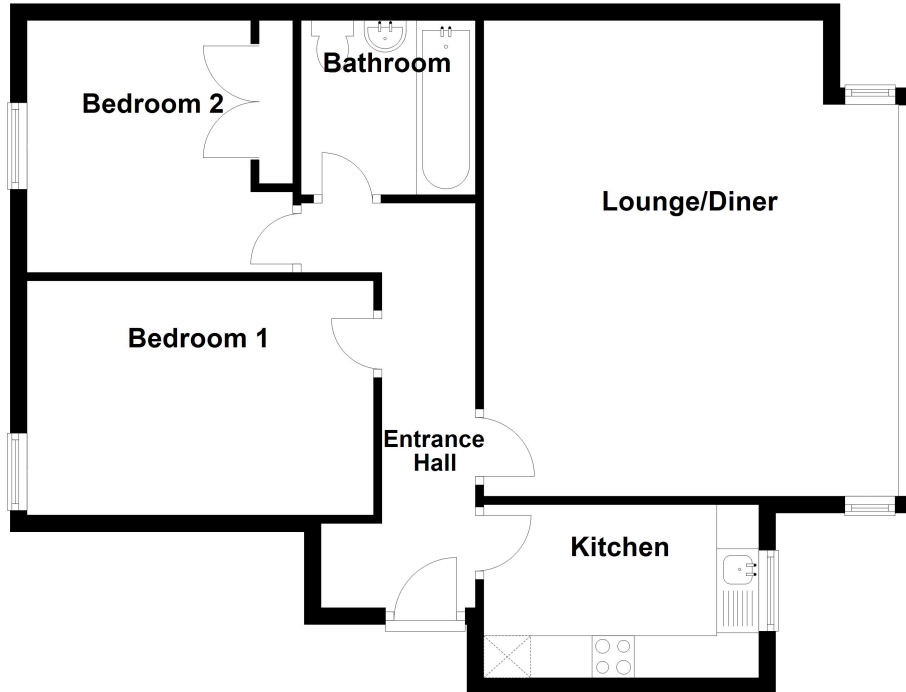
-

If the recipient of these details should be party to negotiations or actions which seek to preclude, or are contrary to, the interests of CRANFORDS ESTATE AGENCY LTD, as selling agents, they may be liable for any fees which would otherwise have been due to CRANFORDS ESTATE AGENCY LTD.

These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy himself to the correctness of such statements and particulars. All negotiations to be conducted.



**Ground Floor**



For clarification we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. They are not an offer of contract, nor part of one. You should not rely on the content therein or on statements, in writing or by word of mouth, provided by us in respect of the property, its condition or its value. We have not undertaken a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon for carpets and furnishings. Cranfords Estate Agents Limited.

