

£425,000
Freehold



Cranfords
Estate Agents

70029

QLB MQ 68



Features

- Ideal FTB Or Downsize Opportunity
- No Service Charge
- Great Central Location
- Sunny Rear Garden
- Parking For 1 Vehicle
- Current Sitting Tenant
- HUGE Opportunity
- Chain Free
- LR2420
- TRP 100

Summary of Property

Cranfords are pleased to present Flat C, 18 Mount Row to the local market. This top-floor, two-bedroom apartment is located on the outskirts of Town and offers surprisingly spacious accommodation, an excellent opportunity for first-time buyers or as a buy-to-let investment. Externally, the property enjoys its own enclosed rear garden with a BBQ area, perfect for relaxing or entertaining, as well as allocated parking for one vehicle. A viewing is highly recommended to fully appreciate the space and value this apartment offers.

Room Descriptions

Entrance Hall

15' 0" x 6' 2" (4.57m x 1.88m)

Lounge/Diner

16' 6" x 11' 3" (5.03m x 3.43m) Max

Kitchen

11' 8" x 7' 1" (3.56m x 2.16m) Max

Appliances includes New World 4 ring gas hob, Hotpoint dish washer & Hotpoint fridge/freezer

Bedroom 1

13' 5" x 9' 7" (4.09m x 2.92m) Max

Bedroom 2

11' 8" x 9' 7" (3.56m x 2.92m) Max

Bathroom

10' 0" x 6' 0" (3.05m x 1.83m) Max

SERVICES

Mains drains, electricity and water. Gas central heating.

PRICE INCLUDES

Floor coverings and light fittings. Appliances as detailed.

POSSESSION

By arrangement.

VIEWING

Strictly by appointment.

PLEASE NOTE

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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.



Material Information

Parking Types: None.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

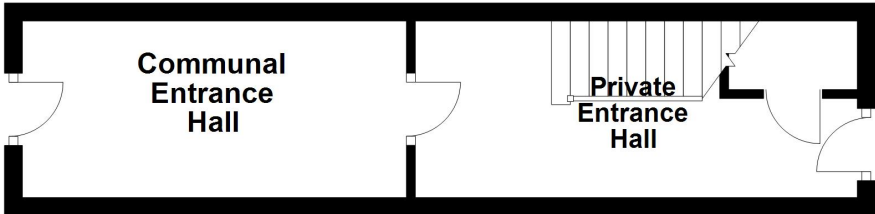
The existence of any public or private right of way? No



Floorplan

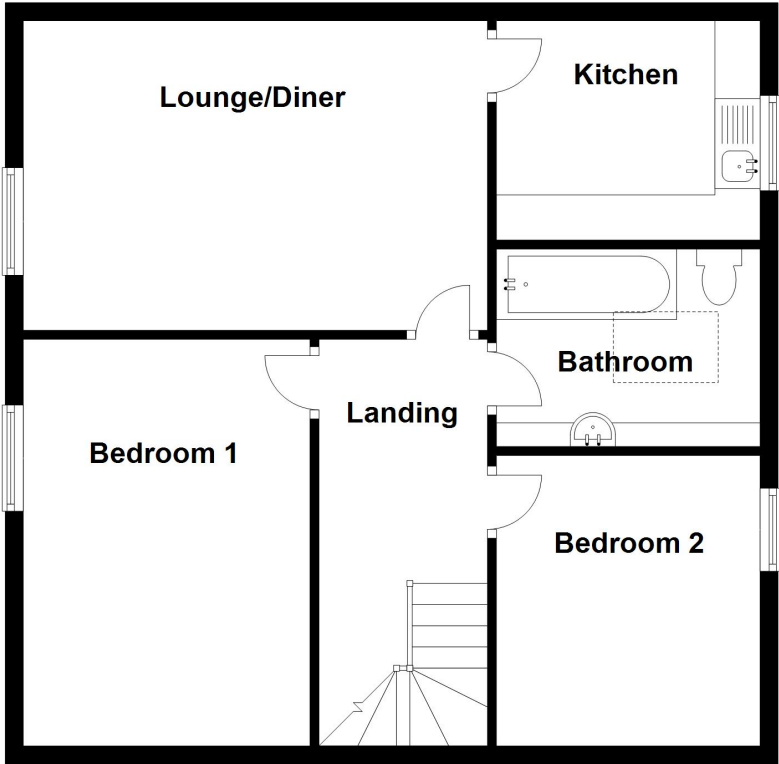
Ground Floor

Approx. 18.1 sq. metres (195.0 sq. feet)



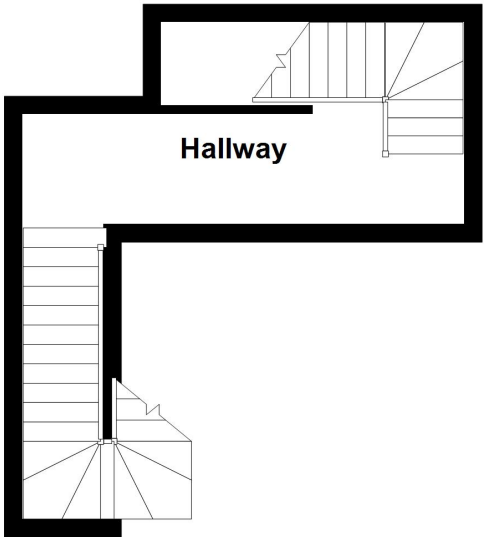
Second Floor

Approx. 65.7 sq. metres (707.1 sq. feet)



First Floor

Approx. 12.3 sq. metres (132.8 sq. feet)



Total area: approx. 96.2 sq. metres (1035.0 sq. feet)

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