





BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT WITH TWO SPACIOUS BEDROOMS AND ALLOCATED PARKING. Delightful property that would impress any buyer with the fabulous decor throughout and spacious first floor accommodation. If you are in search of an apartment in DN3, this should be viewed promptly to avoid disappointment. In brief the apartment comprises of communal stairs to the first floor, entrance hallway, open plan living/kitchen/dining area, master bedroom with fitted wardrobes, en-suite shower room, second spacious bedroom, bathroom with three piece suite and an allocated parking space with gated entry. **STUNNING TWO BEDROOM HOME IN ARMTHORPE.**

COMMUNAL ENTRANCE/STAIRS

Accessed via a rear facing security door with key pad entry, this leads to the communal stairs where the property can be found on the first floor.



ENTRANCE HALL

Front facing door to the L-shaped entrance hallway, two radiators, laminate flooring, spotlights and a storage cupboard.

LIVING/KITCHEN/DINER

22' 4" x 10' 4" (6.81m x 3.17m) Beautiful open plan living/kitchen/dining space with side facing double glazed sliding doors to the Juliette balcony, two radiators, open access to the kitchen area with fitted units at base level, square edge work surfaces incorporating a single bowl sink, four ring electric hob with extractor fan above, single electric oven, integrated fridge/freezer, integrated dishwasher, laminate flooring, spotlights, telephone point and a television point.

MASTER BEDROOM

11' 5" x 9' 1" (3.49m x 2.77m) Fantastic master bedroom with mirror fronted fitted wardrobes, side facing double glazed window, open access to the en-suite shower room, radiator and a telephone point.

ENSUITE

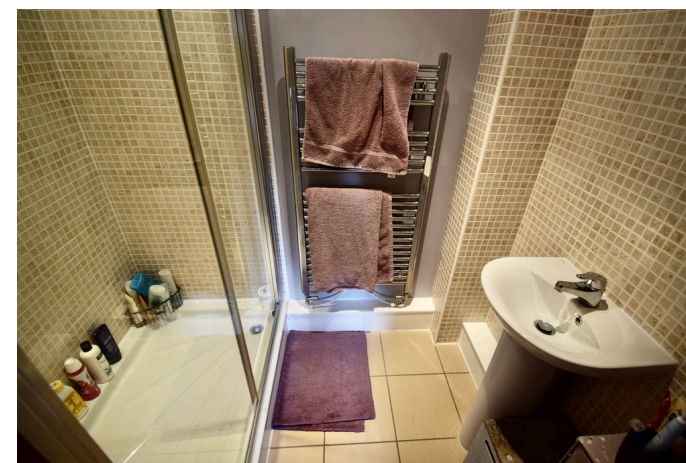
3' 11" x 6' 0" (1.20m x 1.84m) Nicely presented spacious en-suite shower room comprising of a wash hand basin, shower cubicle, heated towel radiator, partially tiled walls, tiled flooring, spotlights to the ceiling and an extractor fan.

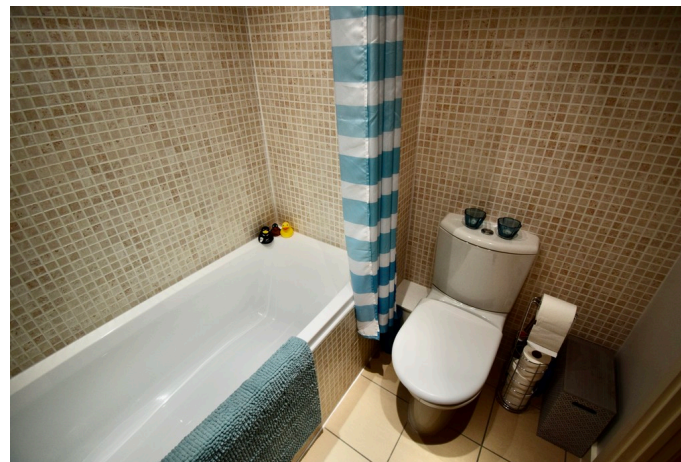
BEDROOM

14' 10" x 9' 4" (4.53m x 2.87m) Spacious second bedroom with side facing double glazed window, fitted mirror fronted wardrobes and a radiator.

BATHROOM

6' 5" x 5' 6" (1.96m x 1.69m) The bathroom is nicely presented with a three piece suite comprising of a low flush WC, wash hand basin, bath with a shower attachment, tiled flooring, partially tiled walls, heated towel radiator and an extractor fan.







ALLOCATED PARKING SPACE

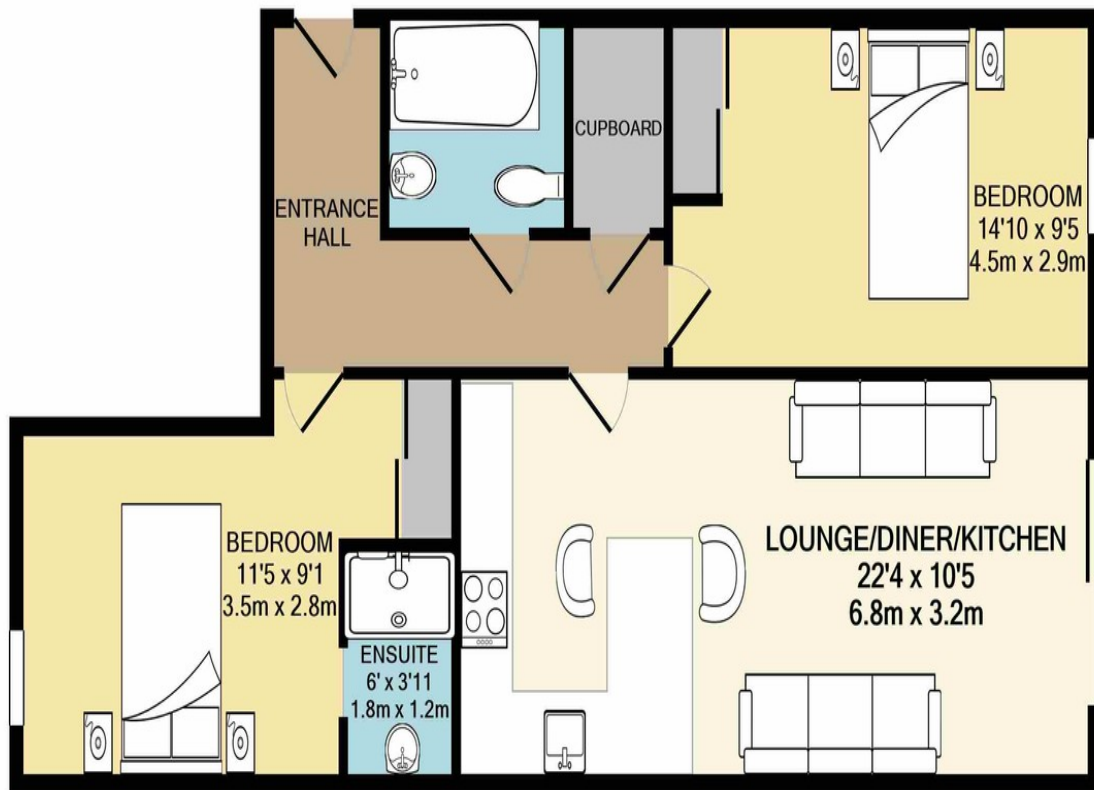
Single allocated parking space accessed via the front facing security gated entry system from Mere Lane.

NOTE

The property is leasehold and the vendor has advised that there are 110 years left on the lease.

Ground rent and service charges are applicable and details are available on request.





TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given