



- PRICE INCLUDES FITTED CARPETS, CURTAINS, BLINDS & KITCHEN WHITE GOODS
- EXTERNAL DESIGNATED PARKING BAY
- WHITE COLOURED BATHROOM SUITE WITH SHOWER OVER BATH, GOOD DECORATIVE ORDER
- FITTED WARDROBES TO BOTH BEDROOMS, BALCONY TO LIVING ROOM
- REMOTE ENTRANCE INTERCOM
- GAS CONDENSING COMBINATION BOILER
- DOUBLE GLAZING
- COUNCIL TAX BAND: C
- EPC RATING: C



*A first floor apartment located in Sunderland Road on the Selwood Court development. This particular property offers spacious and well apportioned accommodation that has been well maintained. It is a superb home and an internal inspection is well recommended.*



*Sunderland Road lies on a regular bus route to the town centre, local shops may be found within a short walk in Prince Edward Road (The Nook) and therefore it is readily accessible to all surrounding areas.*

*The property benefits from the following accommodation*

**ACCOMMODATION**

**GROUND FLOOR**

**COMMUNAL ENTRANCE HALL**

*With staircase to first floor.*

**ENTRANCE HALL**

*With radiator, laminated floor covering, cloaks/meter cupboard.*

### **LIVING ROOM**

**5.49m x 3.74m plus 3.60m x 1.81m**

*With two radiators, t.v. aerial point, corniced ceiling, UPVC framed double glazed patio doors leading to balcony which overlooks Sunderland Road.*

### **KITCHEN/DINING ROOM**

**2.67m x 3.28m**

*With a range of fitted wall and floor units with laminated worktops, ceramic tiled surrounds, incorporating an electric oven, ceramic hob with concealed extractor fan and light above, plumbing for automatic washing machine, an inset 1 ½ bowl sink unit with mixer tap, cupboard containing Ideal gas condensing combination boiler for heating the domestic hot water and central heating systems, radiator, ceramic tiled floor.*

### **BEDROOM 1**

**3.4m x 3.56m plus door recess**

*With a range of wall to wall fitted wardrobes with sliding doors – two centre sections being mirror fronted.*

### **BEDROOM 2**

**2.96m x 3.28m**

*With fitted wardrobes, radiator.*

### **BATHROOM**

**2.27m x 1.81m**

*With a white coloured suite comprising of panelled bath with electric shower over and glazed side splash panel, pedestal washbasin, low level w.c. part ceramic tiled walls, ceramic tiled floor, chrome ladder style heated towel rail, extractor fan.*

### **OUTSIDE**

*There is a designated parking bay and communal maintained gardens.*

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Price: £139950

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