

Duffin's

— Estate Agents —



Duffin's Estate Agents are pleased to offer for SALE this luxurious two bed apartment located in the Cherry Tree area. Situated on the third floor, this apartment comprises of a spacious lounge/dining area with a Juliette balcony overlooking the canal, fully fitted kitchen, three piece bathroom with shower over bath and two spacious bedrooms. The property also benefits from allocated parking space. With spacious rooms and excellent views, this lovely apartment is well located for the nearby town, popular schools and motorway links and is within walking distance to Witton Country Park, This property is currently offered with a sitting tenant on a Assured Shorthold Tenancy. The rental income is £575.00 per calendar month so this makes for a strong rental investment.

Gladstone House, Cherry Tree

Asking Price: £110,000

- Gladstone House, Cherry Tree
- Third Floor, Two Bed Spacious Apartment
- Spacious Open Plan Lounge/Dining Room with Juliette Balcony
- Beautiful Views of the Canal
- Modern Full Fitted Kitchen
- Three Piece Family Bathroom
- Allocated Parking
- Double Glazing & Gas Central Heating
- Close to Local Amenities
- Close to Town Centre

Property Details



Lounge
3.50m (11' 6") x
7.10m (23' 4")

The reception room and open plan dining room is an exceptionally large space and benefits from a Juliette Balcony which is perfect for enjoying those beautiful views. The room is warmed by gas central heating radiator and has ceiling light points, telephone point and television point. The walls are painted in a neutral colour and the floor has been laid with high quality grey fitted carpet. The dining area has a UPVC double glazed window which allows amply light into the room.



Lounge
3.50m (11' 6") x
7.10m (23' 4")



Lounge/Dining Area
3.50m (11' 6") x
7.10m (23' 4")



View

Beautiful Views of the Canal from the Juliette Balcony in the Lounge.



Kitchen
2.90m (9' 6") x
2.40m (7' 10")

Range of wall and base units with laminate surfaces and complementary tiled splash backs, integrated electric oven with four ring gas hob and extractor canopy, washing machine, stainless steel sink and laminate flooring. The kitchen allows ample light via the double glazed window and the boiler is located in the kitchen.



Master Bedroom
3.08m (10' 1") x
4.90m (16' 1")

The room is warmed by gas central heating radiator and has ceiling light points. The walls are painted in a neutral colour and the floor has been laid with high quality fitted carpet. This room has a double glazed window which faces the front of the property.



Second Bedroom

2.70m (8' 10") x
2.80m (9' 2")

The room is warmed by gas central heating radiator and has ceiling light points. The walls are painted in a neutral colour and the floor has been laid with high quality fitted carpet. This room has a double glazed window which faces the front of the property.



Bathroom

1.90m (6' 3") x
1.70m (5' 7")

Three piece suite comprising; A low base dual flush WC unit, pedestal wash basin with chrome hot & cold taps, panelled bath with overhead direct feed shower over, partially tiled elevations and laminate flooring



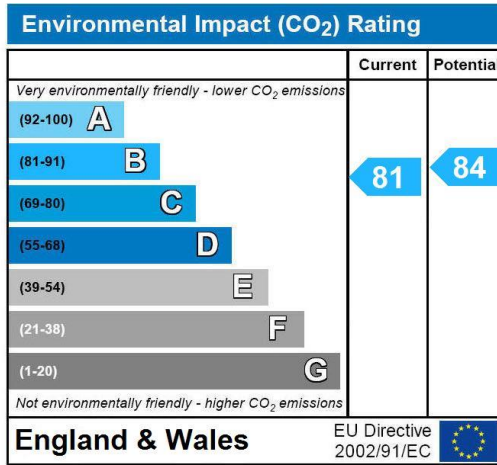
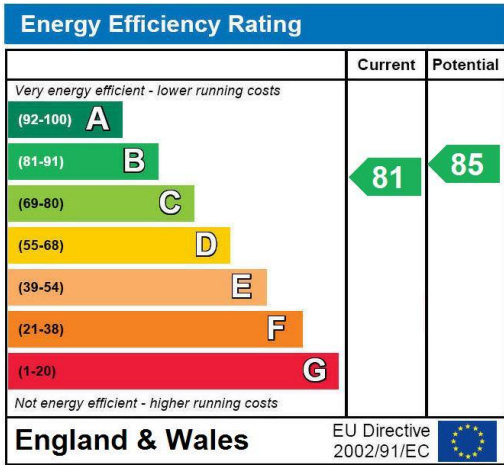
External

External Entrance to the apartment and parking area.

Floorplans



Energy Performance Certificate



Disclaimer:

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.