



Amble Grove

Sandyford

- Two bedroom ground floor flat
- Beautifully presented
- Private rear yard
- Leasehold - 999 years from 12 December 2018
- EPC rating C
- Council Tax Band A



Offers in Excess of £160,000

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Amble Grove

Sandyford

Welcome to market this beautifully presented ground floor flat situated in a quiet location in Sandyford. The flat is near local amenities, making it a convenient base for your everyday needs.

It is in an immaculate condition, impeccably maintained and ready for you to move in. The property is ideally suited for first-time buyers, offering a warm welcome that instantly feels like home.

As you step inside, you'll first notice the spacious master bedroom boasting the original ceiling rose and coving. The second bedroom follows, then a cosy reception room with wood floors that add a touch of character and elegance to the space. One of the highlights of this room is the direct access to the yard, an inviting spot with a south-westerly facing aspect. There is also a well equipped kitchen leading to a contemporary bathroom featuring a large walk in shower cubicle with a rain shower.

ENTRANCE VESTIBULE

Entrance door, meter.

ENTRANCE HALL

Part glazed entrance door, built in cupboard, double radiator.

LOUNGE – 12'6 into coves x 13'10 into door recess (3.80 into coves x 4.21m into door recess)

Double glazed door to rear, alcoves, and cupboard.

KITCHEN – 10'1 x 7'5 (3.06m x 2.25m)

Wall and base cupboards, work surfaces, 1 ½ bowl sink unit, built in electric oven, built in electric hob, extractor hood, part tiled walls, integrated fridge and freezer, integrated microwave, double glazed window to the side.

BEDROOM 1 – 16'7 into bay x 13'8 into alcoves (5.06m into bay x 4.18 into alcoves)

Double glazed bay window to the front, alcoves, coving to ceiling, ceiling rose, double radiator.

BEDROOM 2 – 8'4 x 9'8 (2.55m x 2.94m)

Double glazed window to the rear, double radiator.

SHOWER ROOM/WC

White 3 piece suite comprising; wash hand basin set in vanity unit, step in shower cubicle with mains fed rain shower, low level w.c, heated towel rail, cupboard, central heating boiler, extractor fan, double glazed frosted window to the side.

REAR YARD

Private yard. (Upstairs property has access for bins only)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PERMIT PARKING

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Peppercorn Lease - 999 years from 12 December 2018

The property does hold a share of the freehold

COUNCIL TAX BAND: A

EPC RATING: C

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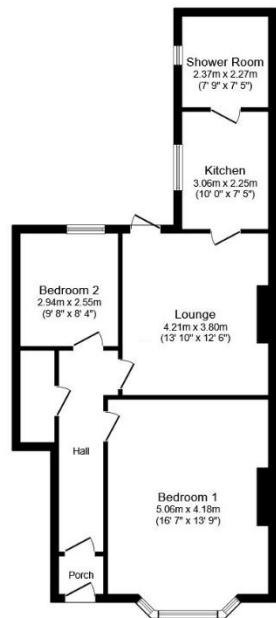
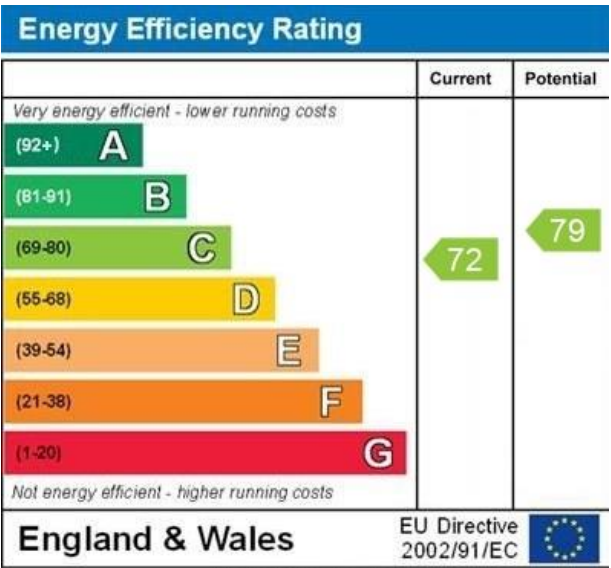


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Floor Plan
Floor area 70.1 sq.m. (754 sq.ft.)

34 Ambleside Grove

Total floor area: 70.1 sq.m. (754 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

VERSION 1

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