

# 4 Mandeville Court

Lowlands Road - Vale - GY3 5SZ

Price £430,000



REF: 2110

TRP: 92



- 2 bedroom, first floor apartment.
- Within walking distance of The Bridge & Delancey Park.
- Fully fitted kitchen, lounge/diner, bathroom.
- Two double bedrooms.
- Parking for one car, good on street parking & communal gardens.
- Perry's Guide - Page 11 E2.





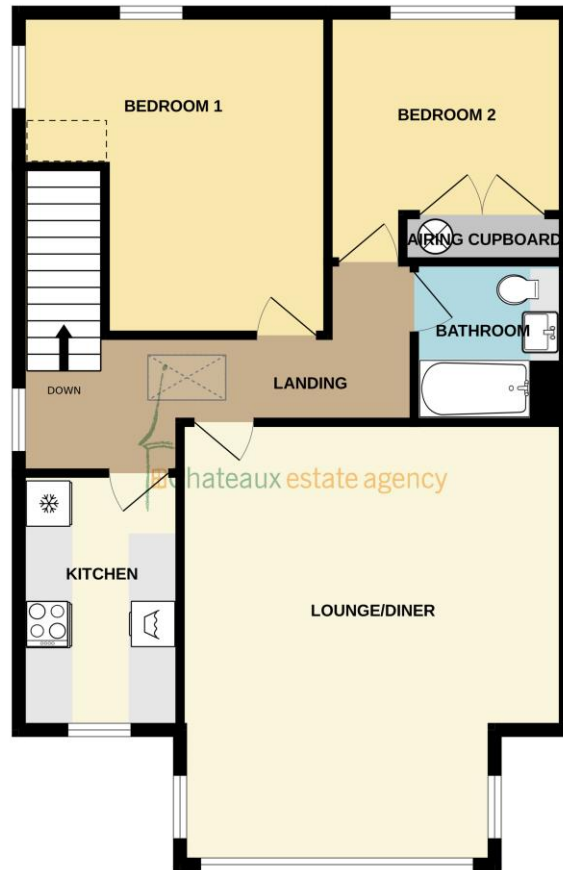








FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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4 Mandeville Court is an immaculately presented 2 bedroom first floor apartment, located within a purpose built building of 6 similar apartments. Situated only a short walk from the Bridge, ideal for shopping, bus routes and Delancey Park. The modern, well proportioned accommodation is in excellent decorative order and includes fully appointed kitchen, light and airy lounge/diner, two double bedrooms (one with fitted wardrobes) and 3 piece bathroom suite. This property also offers allocated parking for one car with good on street parking, communal gardens to front with a low monthly gardening charge. This well maintained apartment is the ideal property for first time buyers or investors alike. Call Chateaux today on 244544 to book a viewing.

#### ENTRANCE/STAIRS TO FIRST FLOOR

Part glazed uPVC door to side. Stairs to first floor landing.  
Cupboards housing electrics.

#### FIRST FLOOR LANDING

Doors to all rooms. Hatch to large loft. Dimplex radiator.  
Window to side and Nuair unit.

#### LOFT

Fitted with a pull-down ladder and mostly floored, the loft provides a large amount of storage space which is a real benefit to this apartment.

#### KITCHEN 3.3m (10'10") x 2.06m (6'9")

Fitted with wall and base units in light grey with contrasting worktops over incorporating a one and a half bowl sink and drainer unit and tiled splashbacks. Appliances include integrated AEG double oven with 4 ring hob and Elica extractor fan over, free standing Hotpoint fridge/freezer and free standing Hoover washer/dryer. Window to front.

#### LOUNGE/DINER 5.69m (18'8") x 4.98m (16'4") Max

Great size room with ample space to relax and dine in. Run of 4 sash windows to front together with windows to either side, making the room feel light and airy. 2 Dimplex radiators.

#### MASTER BEDROOM 4.14m (13'7") x 3.98m (13'1") Max

Double bedroom with Dimplex radiator. Window to rear and side.

#### BEDROOM 2 3.19m (10'6") x 3.05m (10'0")

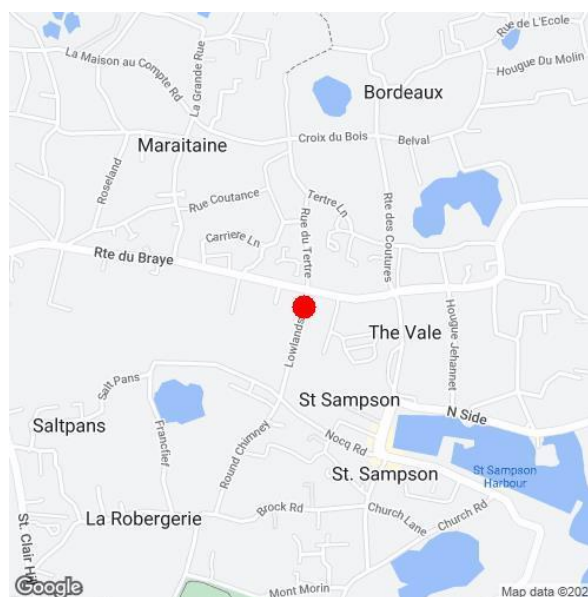
Double bedroom with fitted wardrobes. Window to rear and Dimplex radiator.

#### BATHROOM 1.98m (6'6") x 1.95m (6'5")

Fitted with a modern 3 piece suite comprising bath with shower attachment and glass folding screen over, w.c and wash hand basin set in vanity unit with illuminated mirror door medicine cabinet over. Envirovent extractor fan. Heated towel rail and fully tiled walls and floor.

#### EXTERIOR

The building has an 'in and out' driveway system with allocated parking for one car and communal clothes drying areas. Access to the apartment is via the side with private entrance door. To the front are communal gardens mainly laid to lawn.



**SERVICES:** Electricity, Water, Mains Drainage, Electric Heating.

**PRICE INCLUDES:** Floor Coverings, Blinds, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Integrated AEG double oven with 4 ring hob and Elica extractor fan over, free standing Hotpoint fridge/freezer, free standing Hoover washer/dryer and Nuair unit.

**WHAT3WORDS:** length.fondest.dream

These particulars are supplied on the understanding that all negotiations and appointments are conducted through this office. Whilst care has been taken with these details we do not guarantee their accuracy, nor do they form any part of any contract.