

# 1 Mandeville Court

Lowlands Road - Vale - GY3 5SZ

Price £435,000



REF: 2490

TRP: 85

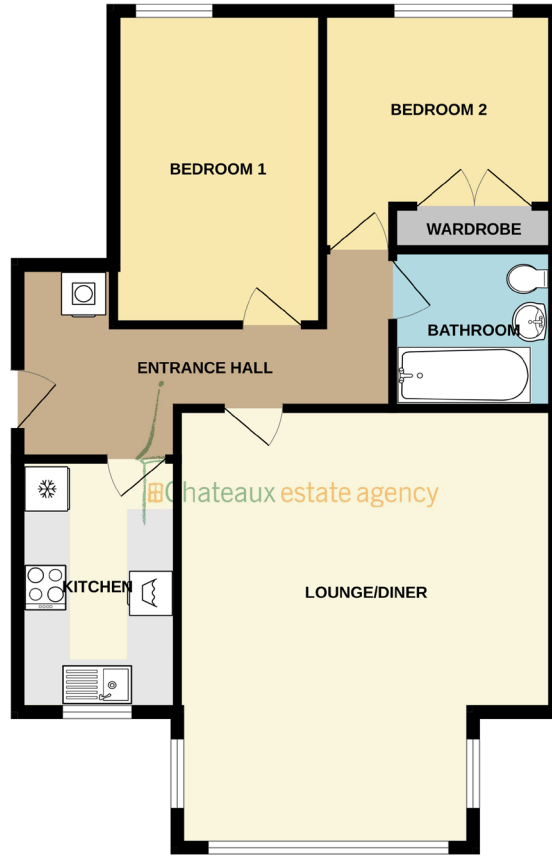


- 2 bedroom, ground floor apartment.
- Within walking distance of The Bridge & Delancey Park.
- Fully fitted kitchen, lounge/diner, bathroom.
- Two double bedrooms.
- Parking for two cars, good on street parking & communal gardens.
- Perry's Guide - Page 11 E2.









GROUND 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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1 Mandeville Court is an immaculately presented 2 bedroom ground 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 two 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. Please note that this development does not allow pets. Call Chateaux today on 244544 to book a viewing.

**ENTRANCE HALL 4.96m (16'3") x 2.07m (6'9") Max**

Half glazed uPVC entrance door to side. Doors off to all rooms. Indesit tumble dryer and radiator.

**KITCHEN 3.3m (10'10") x 2.07m (6'9")**

Fitted with a range of wall and base units in white with grey laminate worktops over incorporating a stainless steel sink and drainer unit with matching upstands and splashbacks. Appliances include Zanussi free standing double oven and grill, Bosch pull out extractor hood, Bosch free standing fridge/freezer and Siemens washing machine. Window to front. Nuair system and radiator.

**LOUNGE/DINER 5.71m (18'9") Max x 4.97m (16'4")**

Generous living room with ample room to relax and dine in with large bay window to front. 2 radiators.

**BEDROOM 1 4.13m (13'7") x 2.75m (9'0")**

Double bedroom with window to rear. Radiator.

**BEDROOM 2 3.13m (10'3") x 3.05m (10'0")**

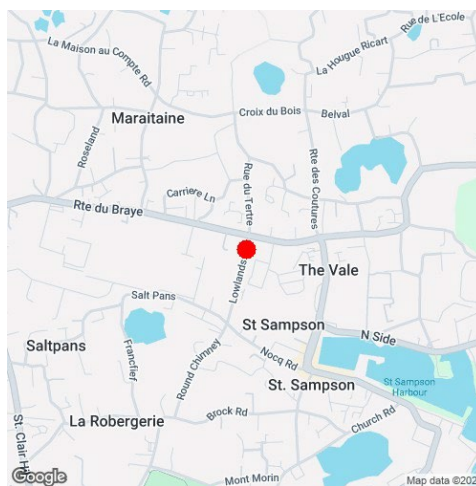
Double bedroom with window to rear. Fitted robe and cylinder cupboard. Radiator.

**BATHROOM 2.05m (6'9") x 2.05m (6'9")**

Fitted with a 3 piece suite in white comprising `p` shaped shower bath, wash hand basin set on vanity unit and w.c. Heated towel rail.

**EXTERIOR**

The building has an `in and out` driveway system with allocated parking for two cars 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:** Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Landline, Broadband: Fibre

**PRICE INCLUDES:** Carpets, Curtains, Light Fittings and Listed Appliances.

**LISTED APPLIANCES:** Zanussi free standing double oven and grill, Bosch pull out extractor hood, Bosch free standing fridge/freezer and Siemens washing machine. Indesit tumble dryer.

**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.

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