Chateaux estate agency

CELEBRATING OVER 45 YEARS in business

Apt 1 Cleveleys

La Route Du Braye - Vale - GY3 5PE

Price £440,000

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REF: **683** TRP: **65**



- A modern one bedroom ground floor apartment built in 2016.
- Convenient location along La Route Du Braye.
- Comprises kitchen/living room, bathroom and double bedroom.
- Fully enclosed rear garden with shed. Allocated parking for 1.
- Great for first time buyers, downsizers or for investment.
- Perry`s Guide Page - 10 D2.












Lounge / Diner
Bathroom
Bedroom
Hall
Kitchen
Unit 1
Porch
Cup'd
Lobby
Unit 6

Chateaux Estates are pleased to offer to the market Apt 1, Cleveleys. A ground floor 1 bedroom apartment forming part of a development of 6 one bedroom apartments built in 2016*. As one would expect from a modern apartment, it offers a low cost and maintenance accommodation. This 1 bedroom ground floor apartment has its own private entrance and comprises a kitchen/living room, bathroom and double bedroom. Externally the Apartment enjoys on site allocated brick paved parking for one car, with a fully enclosed rear garden complete with timber shed, useful for general storage or hobby equipment. The property has been a fantastic investment property since new and would continue to be for the next owners if wanting one, along with being great for a first time buyer or downsizer**. Viewing is highly recommended so please contact us on 244544 to view.

*Please note these photographs were taken when new in 2016 and should be used as a guide only.
**The apartment is currently tenanted, and vacant possession will be from 17th January 2027.

PORCH 1.97m (6'6") x 1.2m (3'11")
uPVC half glazed door into porch. Cupboard housing incoming electrics and consumer panel. Area for coat hanging.

KITCHEN/LOUNGE/DINER 5.38m (17'8") x 4.3m (14'1")
Open plan style room with fully fitted kitchen in matte white with a Stilestone worktop and up stands over, stainless steel under mounted sink and Neff Integrated appliances including eye level oven with combi over, fridge/freezer, hob, extract hood, dishwasher and washer/dryer. Large window to rear. LED lighting and under floor heating throughout.

INNER HALL 1.73m (5'8") x 1.1m (3'7")
Doors to kitchen/lounge/diner, bathroom and bedroom. Cupboard under stairs for unit above housing hot water cylinder and useful storage space.

BEDROOM 4.07m (13'4") Into Bay x 4.01m (13'2")
Double bedroom with large bay window to front and range of fully fitted bedroom furniture. LED lighting, under floor heating.

BATHROOM 2.88m (9'5") x 1.73m (5'8")
3 piece suite comprising shower/bath with side screen , WC and basin set in floating drawer unit with mirror fronted wall cabinet over. Fully tiled walls and floor together with underfloor heating and stainless steel ladder style towel rail.

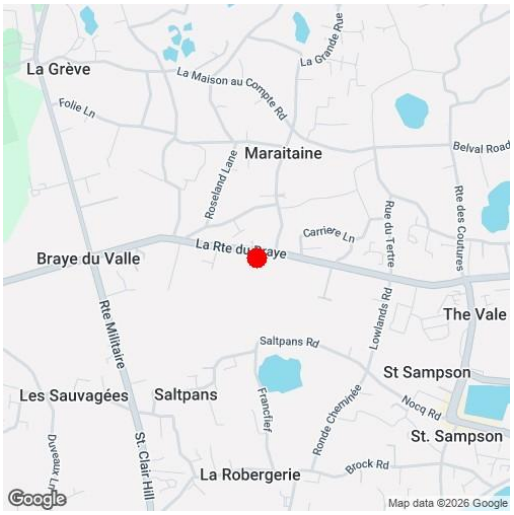
EXTERNAL
Cleveleys is approached at the front from the Route Du Braye road onto a brick paved drive providing access to the rear where there is a parking space and access to the private rear garden with side access to a small grass lawn to front. To the front of the property you have access to the communal garden and bin store. 2 visitor parking spaces.

SERVICES: Electric: Mains, Gas: None, Water: Mains, Sewerage: Mains, Telephone: Unknown, Broadband: Unknown

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

LISTED APPLIANCES: Neff Integrated appliances including eye level oven with combi over, fridge/freezer, hob, extract hood, dishwasher and washer/dryer.

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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