



Liege House, Upton

£70,000



LESLEY HOOKS
ESTATE AGENTS





Tucked away within the beautifully maintained grounds of Upton Manor, this first floor retirement flat offers a wonderful opportunity for the over 55's to enjoy comfortable, low-maintenance living in a truly peaceful setting. Accessed via a lift, the property is presented in excellent order throughout and is ready for you to simply move in and start enjoying straight away. Stepping inside, the hallway welcomes you with a handy built-in storage cupboard, setting the tone for the practical layout that follows. The lounge dining room is a lovely, sociable space, complete with a deep walk-in storage cupboard offering plenty of extra room for all those bits and pieces. The fitted kitchen is well equipped with a four ring electric hob, eye level oven and fridge freezer, everything you need close to hand. Both bedrooms are generous doubles, each benefiting from fitted wardrobes, while the modern, fully tiled three piece shower room completes the internal accommodation in stylish fashion. Throughout, uPVC double glazing and electric heating keep things warm and efficient all year round. Beyond your own front door, there's a real sense of community here. Residents can enjoy the communal lounge and laundry room, with a house manager on hand for extra peace of mind. Outside, you'll find parking bays on a first come first served basis, and delightful communal gardens, with lovely views back across to Upton Manor itself. Offered for sale with no onward chain, this is a flat that's simply ready and waiting for its next owner. Council tax band B. Leasehold. Cash offers only.



Hallway

12'0" (3.66m) x 4'1" (1.24m)

Lounge Dining Room

17'3" (5.26m) x 13'0" (3.96m) Max

Kitchen

9'1" (2.77m) x 5'11" (1.8m)

Bedroom One

14'1" (4.29m) x 9'10" (3m)

Bedroom Two

9'10" (3m) x 8'7" (2.62m)

Bathroom

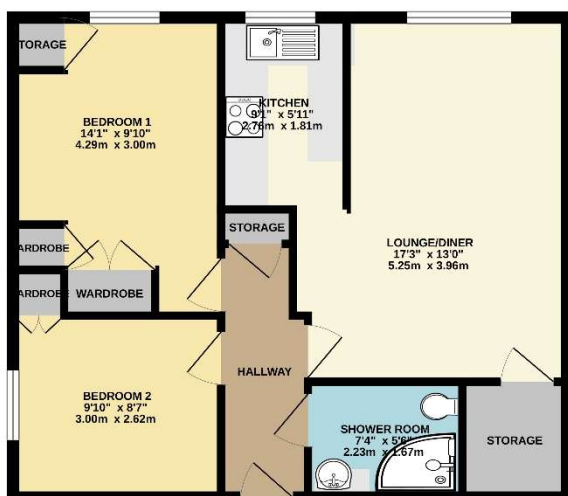
7'4" (2.24m) x 5'6" (1.68m)







GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.
These floor plans are for information only and do not constitute an offer of a lease. The actual floor area may vary slightly from the figures shown. The landlord does not warrant the accuracy of these floor plans. The tenant should verify the accuracy of these floor plans before entering into a lease agreement. The landlord does not warrant the accuracy of these floor plans. The tenant should verify the accuracy of these floor plans before entering into a lease agreement.

Contact Us:

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.