



## Asking Price £180,000

Novahomes are pleased to offer this spacious, two double bedroom duplex apartment in a converted, period building within easy reach of the City Centre. Beautifully presented the property effortlessly blends the character of the building with modern styling and would make an ideal first time buy. Accommodation comprises: entrance hall, cloakroom/WC, open plan living room, fitted kitchen, two double bedrooms and a modern bathroom. Outside there is residents parking available and the apartment also benefits from under floor heating.

## Regent Street, Greenbank, PL4 8AS

### Entrance hall

Stairs rise to the first floor with understairs storage cupboard. Entry phone.

### Cloakroom WC

Low flush WC. Wash hand basin.

### Lounge 6.65m (21'10") x 4.93m (16'2")

Wooden flooring. Original sash windows to the rear aspect. Timber panelling to dado height. Opens into the kitchen.

### Kitchen 3.25m (10'8") x 2.94m (9'8")

Base and eye level storage cupboards with granite worktops. Inset stainless steel sink and single drainer with mixer taps. Tiled splashbacks. Built in oven and hob with extractor hood over. Integrated fridge, freezer, dishwasher and washer/drier

### First floor landing

Doors to bedrooms and bathroom.

### Bedroom one 3.16m (10'4") x 3.01m (9'11")

Built in storage cupboard

### Bedroom two 3.22m (10'7") x 2.75m (9'0")

Shutters to the mezzanine opening over looking the living room.

### Bathroom 2.35m (7'9") x 1.8m (5'11")

Suite in white comprising: shower bath with separate shower unit over, wash hand basin and low flush WC. Tiled splashbacks. Extractor fan.

### Parking

Residents parking.

### Lease

The vendor has advised that the lease term has 980 years remaining. Service charge of £569.89 quarterly.

### Council tax band

B

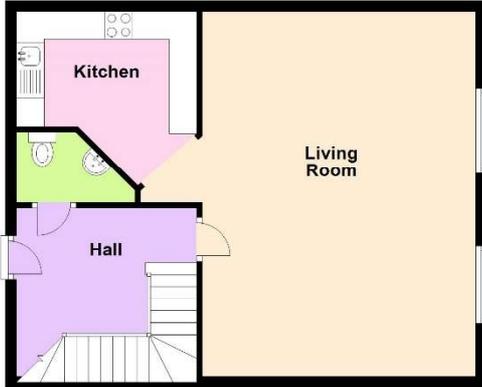
### Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

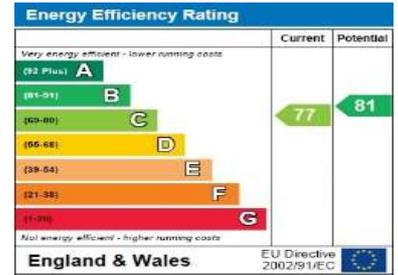




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Plan produced using PlanUp.



**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

