



Asking Price £110,000

Situated within the popular residential area of Kenn Close, West Park, this well-presented two double bedroom ground floor apartment offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors. The property is accessed via a communal entrance leading into a private hallway which provides access to all principal rooms. The generous lounge offers a bright and comfortable living space with ample room for both seating and dining furniture. The fitted kitchen provides a range of wall and base units with work surfaces and space for appliances, creating a functional space for everyday cooking. A useful benefit to the building is the communal laundry area, helping residents reduce energy consumption and running costs. Both bedrooms are well-proportioned doubles, offering flexible accommodation for sleeping, guest space, or a home office if required. The bathroom is fitted with a white suite comprising bath with shower over, wash basin and WC. Externally, the property benefits from communal green spaces, while an additional advantage is the secure internal storage shed, ideal for bikes, tools or general storage. Offered to the market with no onward chain, this property presents an excellent opportunity for buyers seeking a low-maintenance home in a convenient and popular location.

Kenn Close, West Park, PL5 3RP

Accommodation Comprises

Hallway

Entrance hallway providing access to all rooms and useful storage space.

Lounge

4.02m x 4.27m (13` 2" x 14` 0")

Bright and spacious living room with large window allowing plenty of natural light and space for lounge and dining furniture.

Kitchen

1.93m x 3.94m (6` 4" x 12` 11") max

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink unit and space for appliances.

Bedroom One

3.15m x 4.27m (10` 4" x 14` 0")

Generous double bedroom with ample space for wardrobes and additional furniture.

Bedroom Two

3.56m x 3.04m (11` 8" x 10` 0") max

Second double bedroom ideal for guests, family members or use as a home office.

Bathroom

1.63m x 2.46m (5` 4" x 8` 1")

Modern bathroom fitted with bath with shower over, pedestal wash basin and WC.

Other Information

Service Charge Per Annum - £1480 and includes use of the communal laundry area

Ground Rent - £0

Lease Length Remaining - The current lease is being extended by the current owners and will be 178 years on completion.

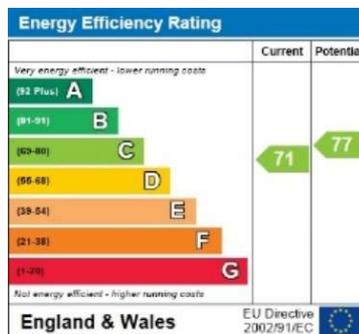
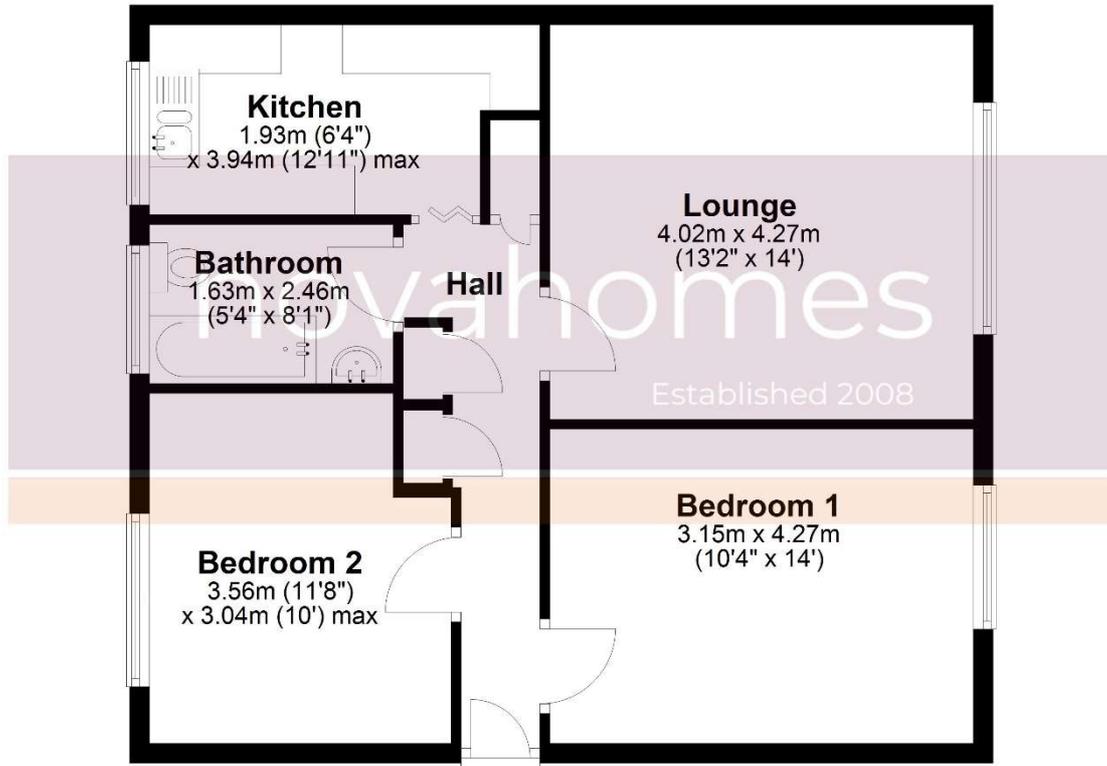
Viewing Arrangements

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



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.

