

Property Particulars

Sharoe Bay Court, Sharoe Green Lane, Fulwood.



- **Ground Floor Over 50's Apartment**
- **Beautiful Setting & Sought After Location**
- **Well Equipped Kitchen**
 - **Residents Lounge & Launderette**
- **Two Good Size Bedrooms**
- **Spacious Lounge Diner**
- **Extremely Efficient Heating System**
- **Rear Communal Gardens**
 - **Viewing Essential**
 - **No Chain Delay**

£119,950

A most sought after property, a two bedroom ground floor apartment, set in the stunning location of Sharoe Bay Court. Available to the over 50's and having, good size bedrooms, spacious lounge diner and then opens to the very well equipped kitchen. Top quality Fischer electrical heating system. There is shower room and quality in frame blinds throughout. The property is beautifully maintained and offers excellent value for money. Easy access to excellent bus services and local amenities, parking on site and exceptionally well kept common areas, gardens, day room and launderette. Viewing is essential and we are offering this property with No Chain Delay.

Main Reception Entrance -

With access by security intercom system.

Communal Lounge -

Which is situated on the ground floor near the entrance to the building. A great social area which is often used for coffee morning or other gatherings arranged by the property owners. There is also a communal laundry and an emergency call system.

Entrance Hall -

A spacious first impression with a wooden door to the communal hall way, ceiling light and doors off.

Lounge/Diner - 16' 1" x 9' 5" (4.90m x 2.87m)

A lovely bright space with uPVC Double glazed door and side panel with in-frame blinds, T.V. aerial point, ceiling and wall lights, radiator, room to dine, opens to kitchen.



Kitchen - 6' 5" x 6' 6" (1.95m x 1.98m)

A very well designed and fitted contemporary kitchen with a range of wall, drawer and base units with contrasting working surfaces, integrated combination cooker, electric hob, extractor hood, space for fridge freezer, stainless steel sink unit, fully tiled elevations, additional kitchen unit, ideal for a tea and coffee making station.

Bedroom One - 12' 2" x 9' 7" (3.71m x 2.92m)

A great sized double bedroom with a uPVC double glazed oriel window to the rear elevation, overlooking the rear ground, radiator, ceiling light.



Bedroom Two - 8' 7" x 6' 5" (2.61m x 1.95m)

With a uPVC double glazed window to the rear with in-frame blinds, radiator, ceiling light and built-in wardrobe.

Shower Room -

With a three piece suite comprising, low suite W.C. wash hand basin, wet area being fully tiled with a wall nib and a glazed concertina panel. Extractor fan.



Outside -

Beautifully maintained and kept rear gardens, front parking and communal spaces a true reflection of a superb management company.

Service Charges -

The service charge covers, buildings insurance, window cleaning, all external and internal common areas maintenance and cleaning, water bills.

Disclaimer -

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

Viewing – Strictly by prior arrangement with Marie Holmes Estates.

Your Own Property – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

Opening Hours Monday Friday 9.00am till 5.30pm Saturday 9.00am till 4.00pm Sunday 1.00pm till 4.00pm

EPC

