



Devonshire Place, Oxtton

£80,000



LESLEY HOOKS
ESTATE AGENTS





Offered with no onward chain, this second floor flat forms part of an attractive converted period property and will appeal to a range of buyers looking to put their own stamp on a home with real potential. Deceptively spacious throughout, the accommodation is well-arranged and comprises a generous entrance hallway with built-in storage cupboard, a comfortable lounge with fireplace as a focal point, a fitted kitchen, a good-sized double bedroom with fitted wardrobes and ample storage and a three-piece shower room. Whilst perfectly liveable in its current condition, the flat would benefit from some cosmetic upgrading, presenting a wonderful opportunity for those looking to add value. Practical benefits include uPVC double glazing and gas central heating throughout. Outside, communal parking is available. The location is a real draw — Oxton village is close at hand, renowned for its wealth of independent restaurants and vibrant nightlife. Day-to-day amenities are equally well catered for, with local shops, well-regarded schools and excellent transport links all within easy reach. Early viewing is highly recommended. Council tax band A. Leasehold subject to a monthly service charge of £90 and there are 961 years left on the lease.



Hallway

25'4" (7.72m) Max x 6'7" (2.01m) Max

Lounge

15'10" (4.83m) x 12'8" (3.86m)

Kitchen

7'11" (2.41m) x 7'11" (2.41m)

Bedroom

15'11" (4.85m) Into Wardrobe Recess x 12'0" (3.66m)

Bathroom

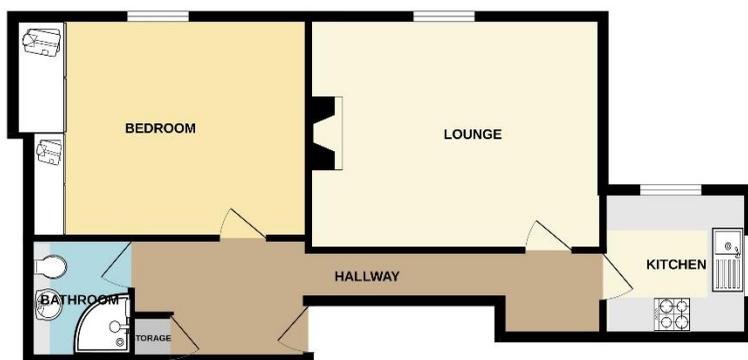
6'7" (2.01m) x 5'7" (1.7m)







GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 596 sq.ft. (55.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan depicted here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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