



The Links, Oxtton

£140,000



LESLEY HOOKS
ESTATE AGENTS





Deceptively spacious and simply wonderful, this first floor flat is a genuine gem that ticks every box for first time buyers, couples and those looking to downsize without compromising on space or style. Offered to the market in great order and benefitting from uPVC double glazing and combi fired gas central heating throughout, this really is the complete package. The accommodation opens with a welcoming hallway, complete with a handy built-in storage cupboard — because we all know there's no such thing as too much storage! Beyond that, the real wow factor awaits in the beautifully open plan lounge, dining room and fitted kitchen — a fantastic sociable space perfect for entertaining or simply relaxing in style. Two good size bedrooms provide a comfortable night's retreat, with the main bedroom enjoying the added luxury of its own en-suite shower room. A well-appointed three piece bathroom serves the second bedroom and guests. Outside, pretty communal gardens offer a lovely green setting, whilst an allocated parking bay adds that all-important everyday convenience. Location-wise, you really are spoilt. Oxton Village, with its fabulous array of independent restaurants, bars and boutiques, is just a short stroll away — perfect for those who love to be at the heart of it all. Early viewing is highly recommended — this one simply will not hang around! Council tax band B. Leasehold.



Hallway

10'3" (3.12m) x 7'0" (2.13m)

Open Plan Lounge Dining Room & Kitchen

23'10" (7.26m) Into Bay x 11'3" (3.43m)

Bedroom One

10'8" (3.25m) x 8'9" (2.67m)

En-Suite Shower Room

7'0" (2.13m) x 2'9" (0.84m)

Bedroom Two

14'5" (4.39m) x 6'9" (2.06m)

Bathroom

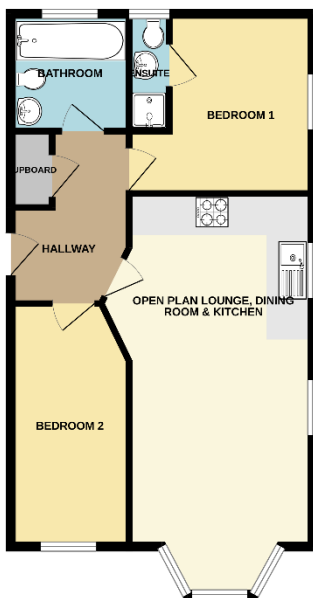
7'1" (2.16m) x 5'11" (1.8m)







GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



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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.