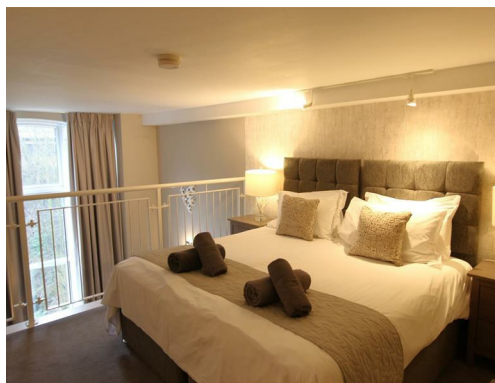


Apartment 262a Titanic Mill Low  
Westwood Lane,

OFFERS AROUND  
£97,500



SITUATED IN TITANIC MILL LINTHWAITE IS THIS AMAZING ONE BEDROOM DUPLEX APARTMENT

LEASEHOLD - 999 YEAR LEASE EXPIRING 3006 - SERVICE CHARGE £2362.11 PER ANNUM / COUNCIL TAX BAND: / ENERGY RATING: C

PAISLEY  
PROPERTIES

## COMMUNAL ENTRANCE

The property is entered by a communal entrance with key fob access for residents and intercom release for visitors. The apartment is located on the second floor which can be accessed by lift or stairs.

## ENTRANCE

You enter the apartment through a timber door into a welcoming hallway which has room for freestanding furniture, handy understairs storage cupboard and quarter landing stairs ascend to first floor landing and door leads through to the lounge/diner and kitchen.

## LOUNGE DINER 15'10" x 11'11"

This beautifully presented and spacious reception room can easily accommodate a selection of freestanding furniture and dining table with chairs. Natural light floods through the floor to ceiling window, wood flooring underfoot, spotlights to the ceiling completes the look and an opening leads through to the kitchen and door leads to the hallway.



## KITCHEN 7'10" x 9'11"

This stylish kitchen opens through to the lounge diner and is fitted with a range of veneer base units, contrasting shelving, roll top work surfaces with stainless steel up-stands and circular sink with drainer and chrome mixer tap. Integrated appliances include a dishwasher, fridge, freezer, washing machine, electric oven oven with 4 ring electric hob and double extractor fan over. Wood flooring and spotlights flow through the space.



## LANDING

Quarter landing stairs with white wooden banister ascends from the entrance hallway to the first floor landing with useful storage cupboard which also houses the boiler and doors lead through to the bedroom and bathroom.

### **BEDROOM 11'10" x 11'0"**

This beautiful mezzanine floor large double bedroom is neutrally decorated and has space for ample freestanding furniture. It enjoys views over the living area below and through the beautiful floor to ceiling window.



### **BATHROOM 7'1" x 6'3"**

This contemporary bathroom which is fitted with a white three-piece white suite, including bath with shower over, attractive vanity unit with glass bowl hand wash basin with wall mounted mixer tap and concealed cistern low level W.C, LED mirror and heated towel rail. The room is partially tiled, complimentary tiled flooring and a door leads to the landing.



### **LEASEHOLD**

LEASEHOLD - 999 YEAR LEASE EXPIRING 3006 - SERVICE CHARGE £2362.11 PER ANNUM

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

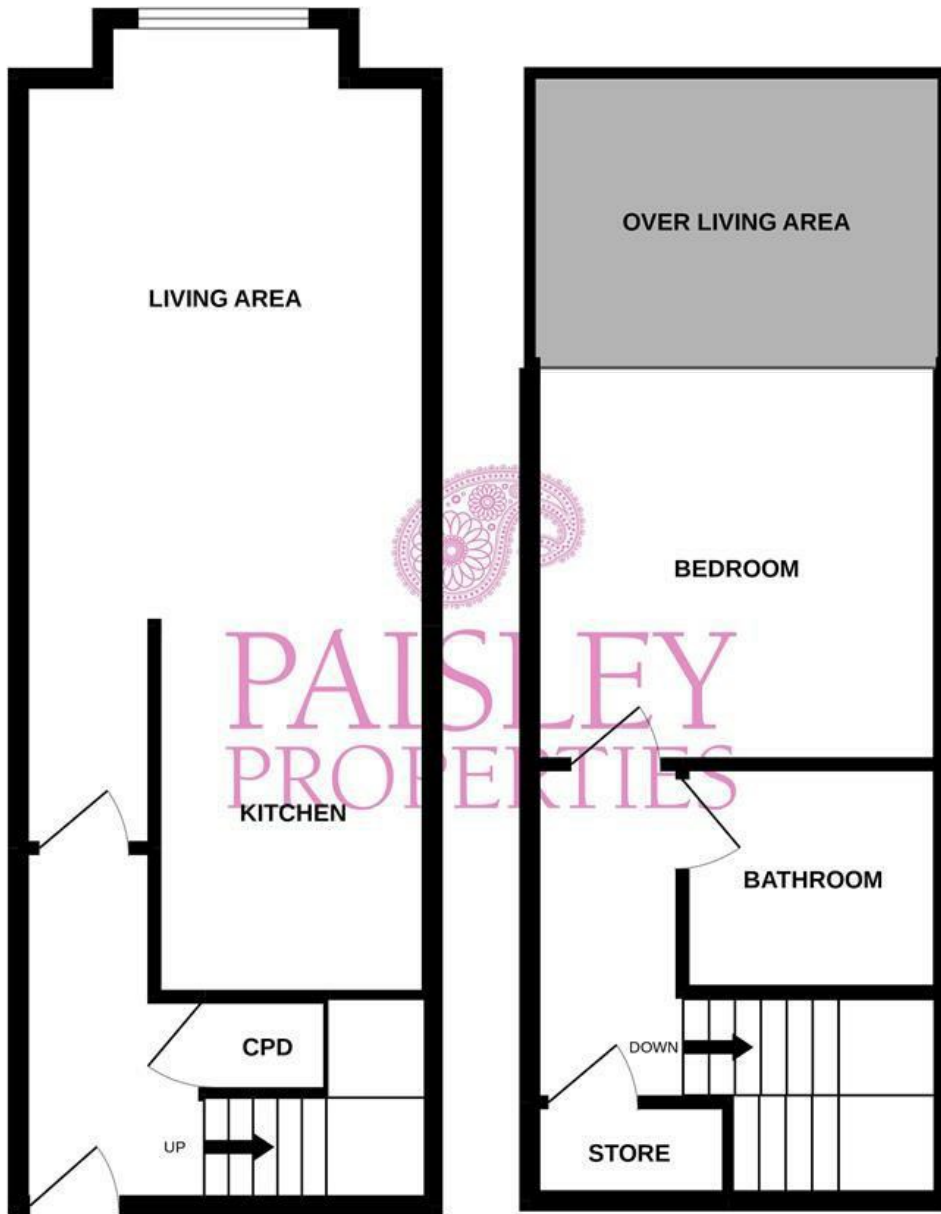
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **SURVEY TEXT**

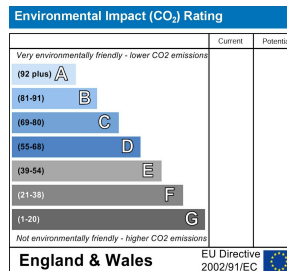
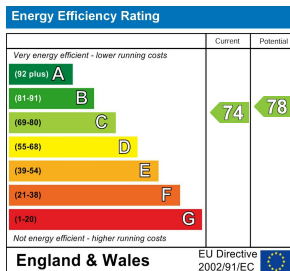
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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