

3 The Rambles,  
Darton S75 5GZ

OFFERS AROUND  
£140,000



THIS SUPERB, WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT IS SITUATED IN A SMALL GATED COMPLEX WITH DESIGNATED PARKING AND A LOVELY ENCLOSED PRIVATE REAR GARDEN. IT WOULD SUIT FIRST TIME BUYERS OR THOSE WISHING TO DOWNSIZE. LEASEHOLD 109 YEARS REMAINING / COUNCIL TAX BAND: A / ENERGY RATING: B MANAGEMENT FEES APPLY £80 PCM

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY 6'9" x 12'11" max**

You enter the property through a timber door into a welcoming entrance hallway which has wood effect laminate flooring underfoot. A large storage cupboard provides a useful place for storing outdoor clothing and other household items. Doors lead to the dining kitchen, two bedrooms and house bathroom.



### **BEDROOM TWO 5'11" x 7'11" max**

Beautifully light, courtesy of a set of patio doors with a Juliette wrought iron balcony, this charming single bedroom is neutrally decorated. Doors lead to the dressing room/office space and hallway.



### **DRESSING ROOM / OFFICE 5'11" x 7'11" max**

This useful room situated just off the second bedroom has a side facing window allowing natural light to enter and could be used as a walk in wardrobe / dressing room and/or a home office. A door leads into the bedroom.



### LIVING KITCHEN 17'3" x 11'4" max

This open plan living kitchen really is the heart of the home and is a lovely place to relax having far reaching views from its patio doors which also give access to the rear garden. The kitchen area is fitted with white wood effect base and wall units, grey laminate worktops and upstands and a stainless steel sink with a mixer tap with shower attachment. The kitchen has been cleverly planned to incorporate extra storage drawers behind the plinths. Cooking facilities comprise of a four burner gas hob with an angled black glass extractor fan over and electric fan oven. Integrated appliances include a slimline dishwasher and under counter fridge and freezer. A side facing window allows light to flood in to the kitchen area. The living area is large enough to accommodate not only lounge furniture but a small dining table too. There is practical wood effect laminate flooring underfoot. A door leads into the hallway.



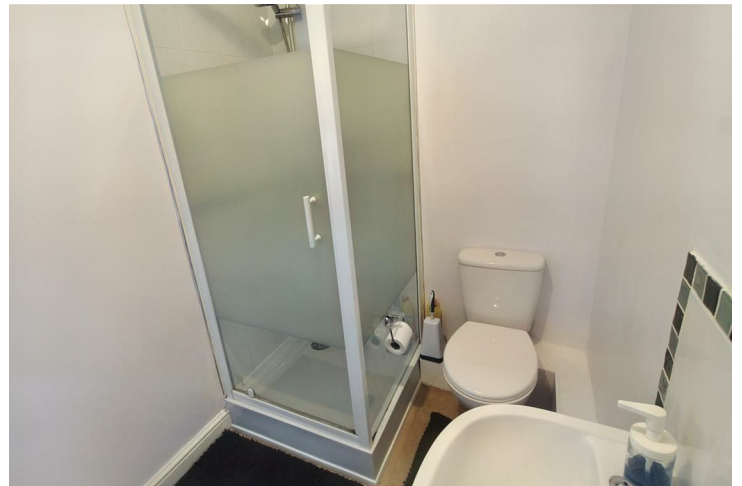
### **BEDROOM ONE 11'0" x 14'0" max**

This fabulous double bedroom has a rear facing window offering far reaching views and plenty of space for freestanding furniture. Doors lead into the en suite and hallway.



### **EN SUITE / UTILITY 7'6" x 5'1" max**

This practical en suite shower room is fitted with a white low level W.C., matching pedestal wash basin and a step in shower enclosure with thermostatic mixer shower. The space has also been cleverly utilised as a utility room having space and plumbing for a washing machine. There is cushioned vinyl flooring underfoot. A door leads into the bedroom.



### **BATHROOM 6'8" x 7'4" max**

This contemporary bathroom is fully tiled in beige tiles with a decorative border and fitted with a three piece white suite comprising of a low level W.C., pedestal wash basin and a bath with thermostatic mixer shower over.



## REAR GARDEN

To the rear of the property and accessed from either the patio doors from the dining kitchen or via a wooden gate round the side of the apartment block, is this private enclosed rear terraced garden which has two decked areas, low maintenance gravelled areas and a small lawn. It is perfect for al fresco dining and relaxing enjoying the sunshine. The garden is freehold and will be sold with the property.



## FRONT & PARKING

To the front of the property and accessed via electric gates, there is a designated parking space for each apartment and extra spaces for use by visitors or more permanent use by arrangement. A large communal garden space with a lawn, well established plants & shrubs and stone paths leads to the apartments.



## **LEASHOLD**

The apartment is situated on the ground floor of a small development of ten apartments in total. The communal areas and gardens are well maintained and there is a monthly service charge of £80 which covers the ground rent, upkeep and the associated electricity and maintenance costs.

### **~ 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 Properties ~**

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.

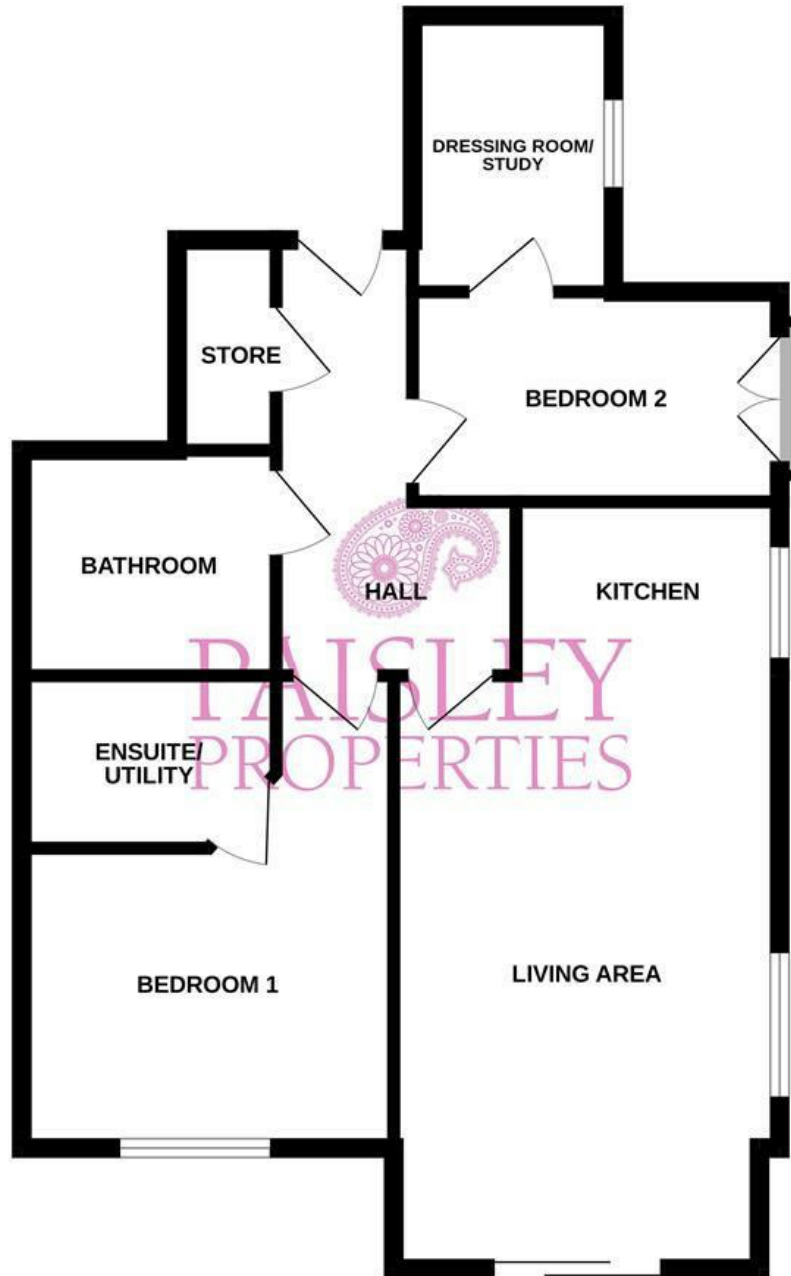
### **~ Paisley Mortgages ~**

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. \*

### **~ Paisley Surveyors ~**

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.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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