



# All Island Property

Estate Agents . Valuers . Property Consultants

## St Martins



- Two Bedroom Apartment
- Main Bus route
- Parking
- L.M. 627
- Communal garden (1/2 Share)
- Domestic Glasshouse & Storeroom
- Spacious Accomodation
- TRP 87

**Ideal investment property, currently let till December 2011. Situated on an off road location on a main bus route into town, this spacious two bedroom first floor apartment has the benefit of its own entrance door, decked balcony, glass house, utility room and boiler room/store, it also has a half share in the communal garden. Certainly a property which merits viewing. TRP 87 Ref LM627**

**Comprises:** - Entrance hall, main hall, 2 bedrooms, bathroom, kitchen/dining area/lounge, parking, glass house and shared garden.

**£265,000**  
**SOLE AGENT**

## Accommodation

### ENTRANCE HALL:

5'10 x 3'2 Part glazed front entrance door, door leading to ...

### MAIN HALL:

8'8 x 4' + 17' x 4' Link by arch opening. One window with a view to the side. Door as access to hall cupboard housing fuse board. Doors leading to .....



### BEDROOM 1:

12' x 10'9 One window with a view to the side. Radiator

### BEDROOM 2:

12' x 10' One window with a view to the side. Radiator



### BATHROOM:

7'9 x 6' Fitted with three piece suite comprising of a panelled bath, low level w.c. and pedestal wash hand basin. One window to the side

**KITCHEN/ LOUNGE:** 16' x 14'5 Fitted with a a combination of wall and base units in light oak with marble effect work surfaces incorporating a single drainer stainless steel sink. Appliances include a Belling stand alone cooker with four ring hob over and extractor hood above.



## OUTSIDE:

The property is approached over a tarmac drive from Forest road. There is one allocated parking place next to which is the **Boiler room: 4'4 x 7'** Fitted with a Vokera gas central heating and hot water boiler. Plenty of room for bike store/storage. Adjacent to the boiler room is the **Utility room: 5'6 x 2'8** Plumbed for washing machine & space for tumble dryer. A pathway leads Past the **Domestic Glasshouse 9'9 x 8'6** to the **Shared garden:** Enclosed by timber fencing



## SERVICES:

Mains electricity, water, gas central heating and main drain.

## VIEWING:

Strictly through ourselves All Island Property the Vendors Agents.

## POSSESSION:

By arrangement.

## INCLUDED IN SALE:

Carpets, curtains and light fittings.

## Perry's Guide 29H1

**Please Note:** Whilst care is taken in setting out these details we do not guarantee their accuracy nor do they form a contract or part thereof.