



Red Lion Court
Heath And Reach, LU7
POA



Red Lion Court, Heath And Reach, LU7 0FL

*** LANDLORD TO TENANT SALE ONLY ***

Quarters are delighted to offer for sale this one bedroom executive apartment located in the highly sought after village of Heath & Reach. The property is situated in an exclusive development built in 2004 with accommodation comprising: Communal entrance with entry phone system, entrance hallway, open plan kitchen/lounge/dining areas, bedroom and bathroom. Additional benefits include gas heating, communal gardens, allocated parking with visitor parking provisions and electric gates. Viewing is highly recommended to appreciate this beautiful setting. Archived photos used.

Communal Entrance:

Enter via communal door. Intercom. Stairs to first floor.

Entrance Hallway:

Enter via front door. Single panel radiator. Wood effect flooring. Coving to ceiling. Intercom. Built in storage cupboard. Doors to kitchen/lounge/dining room, bedroom and bathroom.

Open Plan Lounge/Kitchen/Diner:

18'10" (max) 13'8" (max)

Kitchen Area:

Double glazed window to rear aspect. Ceramic tile floor. Recessed lighting. Fitted kitchen comprising: One and a half bowl stainless steel sink with cupboard under. Further range of wall and base level units with work surface over. Integrated dishwasher, washer dryer, fridge freezer, oven and four ring gas hob with hood over. Tiling to water sensitive areas. Open to:

Lounge/Dining Area:

Double glazed window to rear aspect. Two single panel radiators. Wood effect flooring. Coving to ceiling. Television point. Telephone point.

Bedroom:

11'5" x 8'10"

Double glazed window to front aspect. Single panel radiator. Coving to ceiling. Television point. Telephone point. Built in wardrobe. Airing cupboard.

Bathroom:

6'10" x 6'5"

Double glazed window to rear aspect. Single panel radiator. Recessed lighting. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Shaver point.

Outside:

Parking:

Gated parking with visitor provisions.



TOTAL AREA: APPROX. 40.8 SQ. METRES (439.0 SQ. FEET)



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