



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



Ladysmith Road, PL4 St. Judes

Offers Over: £120,000

Share of Freehold

This immaculate two-bedroom first floor apartment has been finished to a breath-taking standard, and the attention to detail throughout is truly a credit to the current owners. Whilst this lovely home has been decorated to a contemporary and sleek finish, the owners have been sympathetic with the refurbishment and have ensured to retain all period features, including its original fire places, high ceilings and it's decorative ceiling roses maintaining the character and charm one would hope to find in a property of this age. Both the kitchen and the bathroom have also been refitted to an extremely high standard, and with the apartment positioned over a split level there is a great sense of space on offer. Undoubtedly a standout feature to the home is a secure decked rear garden which offers the outdoor space that very few apartments can offer. Share of the freehold. EPC: E

Property

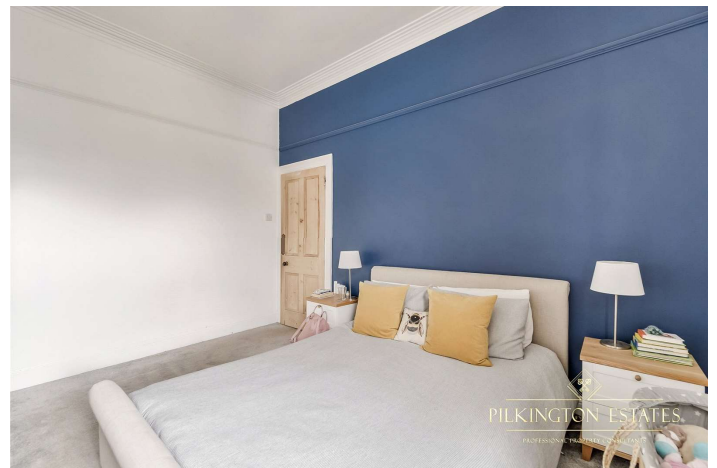
Rooms

Communal Entrance Communal door to front, tiled flooring, with step to carpet flooring. Stairs rising to apartment.



Apartment

hallway hardwood flooring, wall mounted radiator, doors into kitchen and bathroom, stairs rising to further landing level.



Kitchen 10'11" x 8'11" (3.33m x 2.72m). Hardwood flooring, Gas cooker and overhead extractor, space for washer dryer, dishwasher and fridge freezer, stainless steel sink and draining unit with hot and cold mixer taps, double glazed window and door to rear aspect leading onto outdoor space.



Bathroom 7'7" x 9'6" (2.3m x 2.9m). Hardwood flooring, Wash hand basin with tap above, low level WC, bath with gas shower overhead, wall mounted towel rail, tiled walls, Double glazed windows to side aspect.

Bedroom One 7'2" x 13'7" (2.18m x 4.14m). Carpet flooring, feature fireplace, wall mounted gas radiator, Double glazing to the rear aspect.





Lounge 11'8" x 13'4" (3.56m x 4.06m).
hardwood flooring, feature fireplace, wall
mounted gas radiator, double glazing.

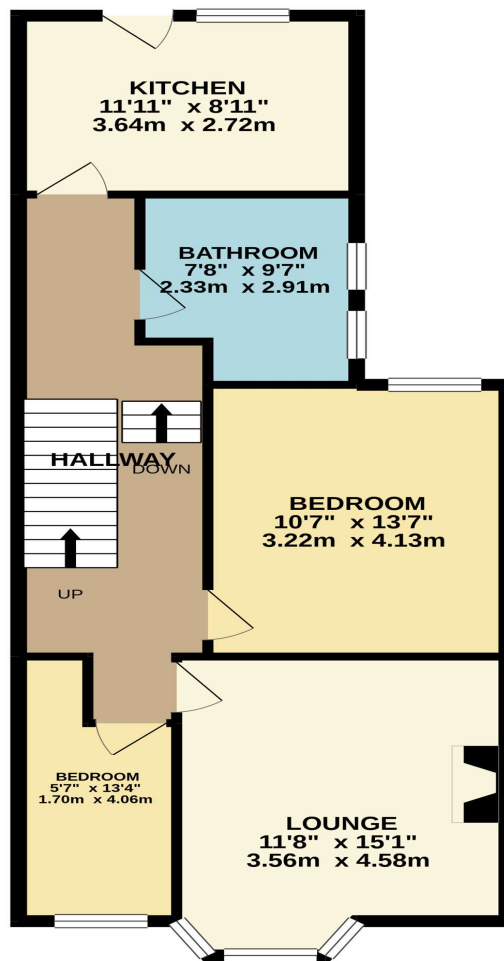
Bedroom two 5'7" x 10' (1.7m x 3.05m).
Carpet flooring, double glazing, additional
storage.

Outside space Low maintenance rear garden
laid to decking, with further space laid to lawn.

Charges

Share of Freehold
Costs TBC

APARTMENT
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

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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