



KENTON £1,995 PCM

- 🏠 TWO BEDROOM GROUND FLOOR FLAT
- 🏠 ALLOCATED PARKING SPACES FOR 2 CARS
- 🏠 ENTRY-PHONE SYSTEM
- 🏠 EXTREMELY WELL PRESENTED
- 🏠 TWO MODERN BATHROOMS
- 🏠 WALKING DISTANCE TO ALL LOCAL TRANSPORT LINKS AND SHOPPING FACILITIES
- 🏠 GAS CENTRAL HEATING
- 🏠 DOUBLE GLAZED WINDOWS

Cedar Court, Kenton Road, Kenton, HA3

Front of Property

Communal Entrance via entry-phone, door leading to hallway.

Hallway

Wood floor, radiator, storage cupboard housing mega-flow and washing machine.

Reception Room 14'2" x 14'3" (4.32m x 4.34m)

Double glazed window to front, radiator, wood floor, inset spotlights, archway leading to kitchen.

Kitchen 10'2" x 6'4" (3.10m x 1.93m)

Modern fitted kitchen, comprising of eye and base level units with work-surfaces over, gas hob with over-head extractor, integrated fridge/freezer, power points, inset spotlights, part-tiled walls.

Bedroom One 14'7" x 9'2" (4.45m x 2.79m)

Double glazed window to front, radiator, power points, fully fitted wardrobes, door leading to en-suite bathroom.

En-suite Bathroom

Enclosed shower cubicle, wash-hand basin, low level w/c, fully tiled walls, shaver point, inset spotlights.

Bedroom Two 11'4" x 8'7" (3.45m x 2.62m)

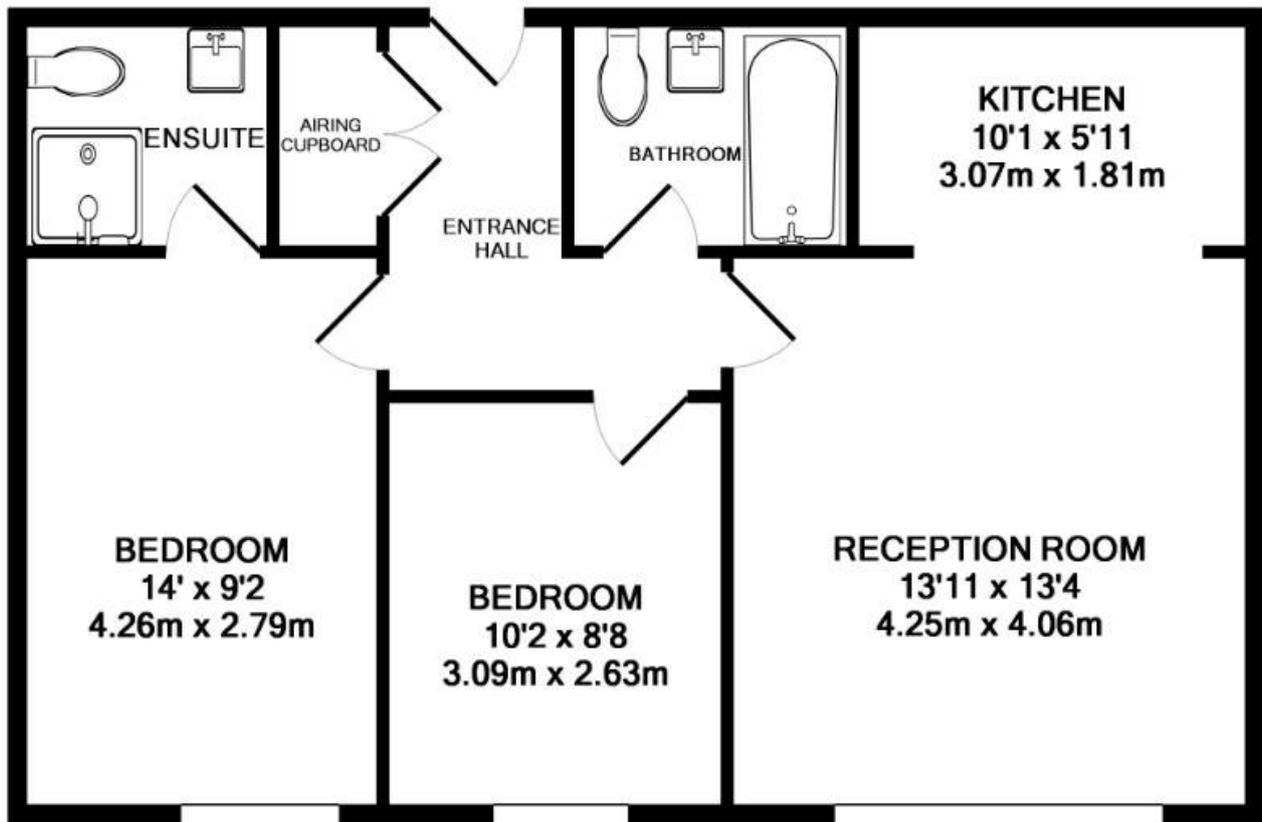
Double glazed window to front, radiator, power points, fully fitted wardrobes.

Bathroom Two

Panelled bath with shower attachment, shower screen, wash-hand basin, low level w/c, fully tiled walls, shaver point, inset spotlights.

Parking

One allocated private parking space.



CEDAR COURT, KENTON ROAD, KENTON, HA3 8FE
TOTAL APPROX. FLOOR AREA 617 SQ.FT. (57.4 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating traveling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations available on request. All loans secured on property. Life assurance is usually required.