



**Allendale Court, Studley**  
Offers in Excess of £120,000



**Features:**

- A ground floor flat
- One bedroom
- Living room
- Fitted kitchen
- Wet room
- On street parking
- Village location
- Epc rating C

**Description:** A quite stunning, one bedroom ground floor flat, offering spacious accommodation throughout, recently decorated to appeal internally and would make an excellent first purchase or investment opportunity.

The property is entered by a secure communal hallway, with storage cupboard to the left of the front door. You are greeted by a pleasant hall with room for furniture and doors to following rooms. Living room overlooking the seating area, the walls have just been painted out in grey and carpet is laid to floor. Fitted kitchen overlooking the front, this has been enlarged from the original plan and is fitted out with a good range of wall and base units, having inset sink, space for a slot in oven of your choice, plumbing for both a washing machine and a dishwasher and space for and under counter fridge or freezer. The bedroom contains both a cupboard and fitted wardrobe and over looks the rear. A wet room has been added for convenience offering a modern sink with storage beneath, a white w.c. and soak away enclosed by a shower curtain.

The rear of the flat is of sunny aspect making its own seating area rather pleasant, this is laid with loose stones for ease of maintenance.

The property has a gas central heating boiler to radiators and the windows have been double glazed. Parking is usually found on street to the front of the block, however the vendor has said that garages are sometimes available for rental not far from the property.

Studley village is popular for its schooling and a good range of small shops, bars and eating establishments, as well as food stores and a main discount supermarket. The property is walkable to the leisure centre and doctors surgery, as well as open fields to surrounding countryside.





**Details:**

**Entrance Hallway**

**Living Room**

16' 2" x 11' 0" (4.92m x 3.35m)

**Fitted Kitchen**

11' 0" x 10' 0" (3.35m x 3.05m)

**Bedroom**

12' 2" x 8' 9" plus wardrobes (3.71m x 2.66m)

**Wet Room**

6' 9" x 5' 5" (2.06m x 1.65m)

**Exterior Store Cupboard**

**EPC Rating:** C

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 406956.



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GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.  
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