

# Mitchell & Partners Ltd

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**VIEWING STRICTLY BY APPOINTMENT THROUGH  
MITCHELL & PARTNERS LIMITED**

## **6 PARK COURT, LA VALLEE**



**£185,000 Leasehold NEW PRICE FOR QUICK SALE**

This is a delightful ground floor apartment in a small development of eight similar flats in a quiet area close to the centre of the Town. The property has been newly decorated and is in excellent condition.

The accommodation comprises a Sitting/Dining Room, 2 Bedrooms, Kitchen and Bathroom.

There is an open patio at the front for BBQs, etc. with car parking in the forecourt.

Curtains and blinds (except the Living Room) are included in the sale.

There is a communal hallway for the two ground floor flats; carpeted and lit.

Entered, on the Ground Floor level, through half-glazed opaque glass door into:

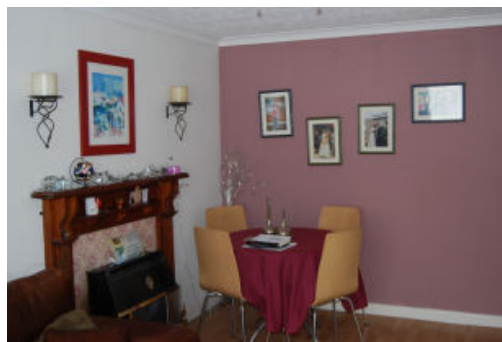
**HALLWAY** : **13' 3" x 3' (4.05m x 0.91m)**

Wide wooden floorboard effect flooring; overhead light.

Leading to:

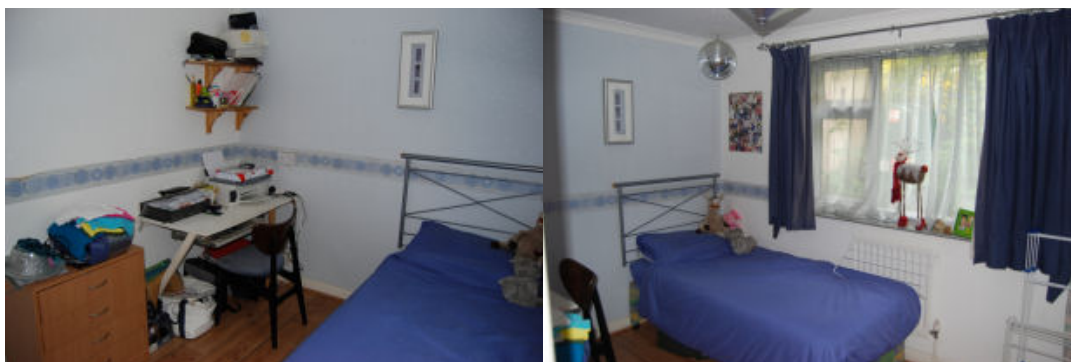
**LOUNGE/DINING ROOM** : **11' 3" x 15' 1" (3.43m x 4.59m)**

Window facing West with blinds and curtains (these curtains are not included in the sale). There is a wooden laminate floor and log effect fire in a pretty tiled fireplace with a wooden surround and mantelpiece. Radiator, telephone point; television point with Sky; one double and one triple power point; overhead light.



Door from the Dining Room, leading to:

**BEDROOM 2** : **7' 11" x 11' 6" (2.41m x 3.50m)**



Window facing East with curtains; wood planking effect flooring; overhead light; radiator; one single and two double power points.

Back to Hallway, to:

**BEDROOM 1** : 8' 10" x 12' (2.69m x 3.66m)



Fitted curtains with blinds at the window facing West; overhead light; wood planking effect floor; fitted wardrobes; radiator; TV and one triple power point.

Back to Hallway, into:

**KITCHEN** : 7' 11" x 6' 11" (2.41m x 2.11m)



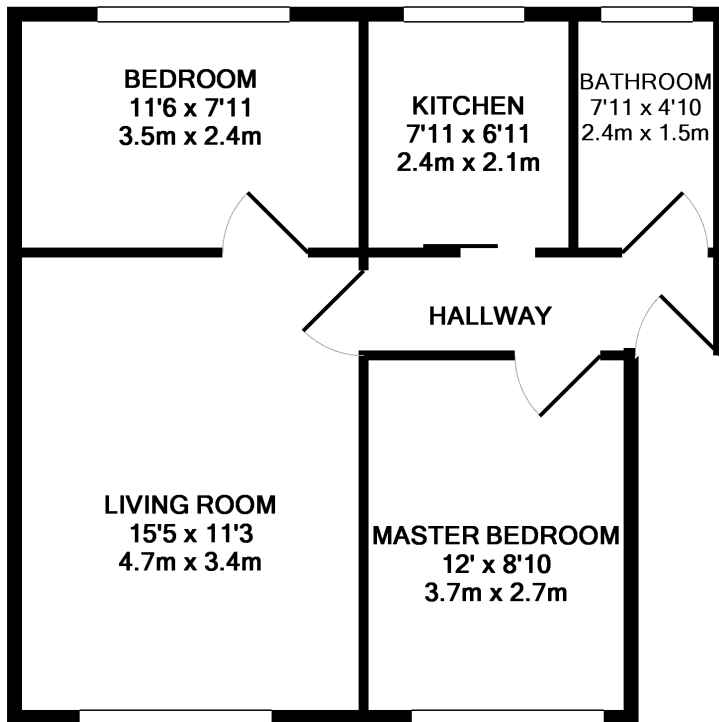
Fully fitted kitchen with deep green marble effect units, with a light speckled worktop; Parkinson Cowan gas cooker with oven, four ring hob and eye-level grill; Zanussi fridge/freezer; Hotpoint 1000 washing machine; attractive tiled floor; single drainer, stainless steel sink; 4-spot overhead light; Drayton central heating control; 2 double power points; Vinolay flooring; casement opening window to the East.



**BATHROOM** : 4' 10" x 8' (1.47m x 2.44m)

Aqua tiled floor; white suite comprising bath with overhead shower, W.C., hand basin; opaque glass window facing East; vanity mirror; overhead light with door pull switch. Two walls are fully tiled.

## FLOORPLAN



TOTAL APPROX. FLOOR AREA 47.2 SQ.M. (508 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## MAP

