



## BRIARWOOD COURT, MOUNT VERNON, G32 9LL

A 2 Bedroom Level Access Ground Floor Flat Within Popular Private Development With Leafy Open Outlooks Facing South With Modern Kitchen And Bathroom, Viewing Advised.

**Offers Over £115,000** Freehold | A 2 Bedroom Level Access Ground Floor Flat





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#### ENTRANCE HALLWAY

Entrance hallway entered via PVC opaque double glazed door, modern quality flooring, light fresh décor, good size storage cupboard, access from here is given to all main apartments.

#### LOUNGE – 3.34 x 3.96 metres

With solid wood flooring, light décor, front facing double glazed window.

#### KITCHEN – 2.55 x 2.39 metres

With a range of floor and wall mounted units in a white finish, ample work surface area, stainless steel sink with side drainer, rear facing double glazed window, integrated oven, space for fridge and freezer.

#### MASTER BEDROOM – 3.13 x 2.79 metres

With modern flooring, light décor, mirror fronted wardrobe storage, double glazed window, able to accommodate double bed and other freestanding furniture.

#### BEDROOM 2 – 2.78 x 2.81 metres

With laminate flooring, light décor, double glazed window.

#### BATHROOM

The family bathroom has a 3 piece suite comprising low flush WC with dual flush, pedestal wash hand basin, deep panel bath with electric shower installed over, ceramic tiling to splashbacks, opaque double glazed window, modern flooring.

#### PARKING

The property benefits from ample guest and resident parking located in front and rear.

#### Tenure: Freehold

- Close To Train Station
- family bathroom
- Security Entry system
- Close to local amenities
- Close to school





Viewing by appointment only  
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