

Lowry Mews, Dillotford Avenue, Styvechale CV3 5QD  
£157,950

**archerbassett**  
LETTINGS AND SALES

This spacious and modern two double bedroom ground floor apartment is set in a sought after location within walking distance to Cheylesmore High Street and the War Memorial park and benefits from electric heating and double glazing. Briefly comprising of a large open plan living area/kitchen with laminate flooring, and integrated electric hob, and oven. A useful occasional room which can be used as a office or large storage cupboard, the part tiled family bathroom incorporates a white suite, bath with mixer shower and the main bedroom benefits from a part tiled en-suite shower room. Other benefits include allocated parking to the rear behind secure gates and entry phone system.

ENERGY RATING D

### Open Plan Living

19'9" x 10'4" (6.03m x 3.17m)

Double glazed window to rear, open plan living with laminate flooring and a modern fitted kitchen to include a range of wall and base units with integrated electric hob and oven.

### Office/Storage

3'9" x 7'6" (1.15m x 2.30m)

Double glazed internal window to living area, additional space with laminate flooring which could be used for a study room or store room.

### Bathroom

4'11" x 7'6" (1.51m x 2.30m)

Part tiled family bathroom, with a bath and mixer shower over, W/C and hand wash basin with vinyl flooring.

### Bedroom 1

10'5" x 10'7" (3.20m x 3.23m)

Double glazed window to rear, large double bedroom with laminate flooring and access to ensuite.

### Ensuite

6'8" x 5'7" (2.04m x 1.72m)

Part tiled ensuite with a shower cubicle, W/C and hand wash basin.

### Bedroom 2

10'6" x 8'5" (3.21m x 2.59m)

Double glazed window to rear, large double room with laminate flooring.

### Viewings

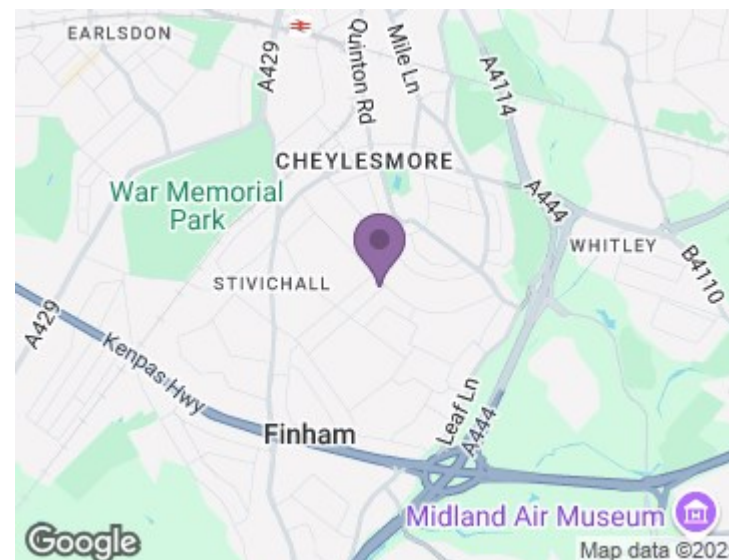
Viewings are strictly by appointment only via Archer Bassett.

### Tenure - Leasehold

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

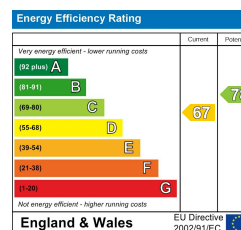
### Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.



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