



22 Picardy Court | Aberdeen | AB10 1UG

Spacious City Centre Two Bedroom Apartment

Offers Over £119,000

We take to the market this spacious two bedroom apartment situated in a prime city centre location and with the advantage of a private parking space.

The property, although in need of a degree of upgrading and modernisation is in a well maintained building entered via security entry system. The entrance hallway houses the security entry handset and gives access to the loft space by way of a Ramsay ladder, deep storage cupboard. The lounge, is bright and airy and overlooks the front by way of two large picture windows, ample space for a full range of lounge furniture. Off the lounge is the breakfasting kitchen fitted with an excellent range of base and wall units with contrasting worktop and splashback tiling behind, integrated oven and ceramic hob with cooker hood above, under unit automatic washing machine and fridge, stainless steel sink and drainer, space for dining, window to the front. Both double bedrooms have a quiet position to the rear and each have the benefit of double wardrobe accommodation with sliding mirror doors, shelf and hanging space. The bathroom is fitted with a three piece suite comprising w.c., wash hand basin and bath with tiling around, toiletry storage shelving and wall mirror above wash hand basin.

Outside, the property is set in communal grounds for which there is a formal factoring arrangement for the grounds and communal areas of which the property forms part. Private parking space.

ACCOMMODATION

Entrance Hallway

Lounge

13'8" x 12'9" (4.17m x 3.89m) approx.

Breakfasting Kitchen

9'11" x 6'9" (3.02m x 2.06m) approx.

Double Bedroom 1

11'2" x 8'9" (3.4m x 2.67m) approx.

Double Bedroom 2

11'2" x 8'6" (3.4m x 2.59m) approx.

Bathroom

6'3" x 5'6" (1.91m x 1.68m) approx.

Electric Heating

Double Glazing

Security Entry System

EPC Band D



Hallway



Lounge



Lounge



Kitchen



Kitchen



Beddrrroom 1



Bedroom 1



Bedroom 2



Bedroom 2



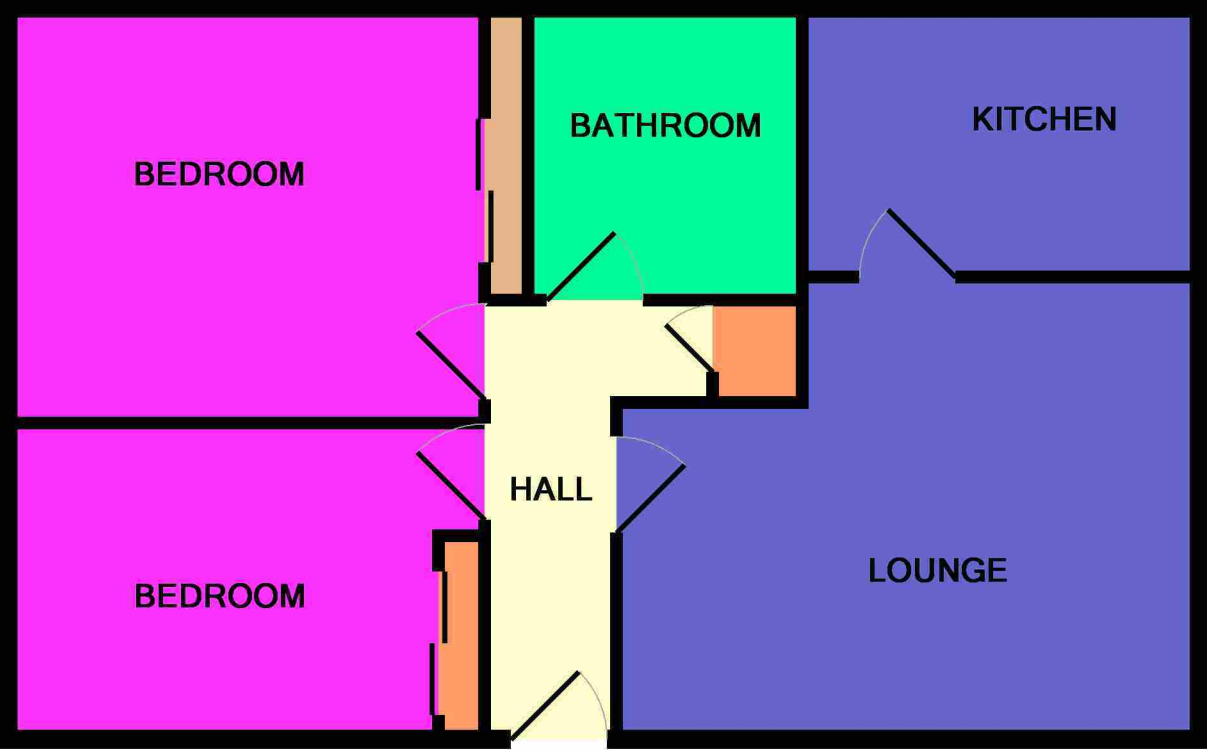
Bathroom



Entrance to Courtyard



View



Floor Plan

Property location



Directions

From Holburn Junction travel east along Union Street and turn first left into Rose Street. Picardy Court is located on the left hand side. On entering the development No 22 is located within a block to right hand side.

Location

Picardy Court is located off Rose Street at the West End of Union Street and an excellent range of shops, bars, restaurants and amenities are available in the city centre. Easy access is available to all parts of the city and excellent public transport is available nearby.

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only close approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.