



## Yeading House Larch Crescent UB4 9DH

A spacious 2 double bedroom flat located close to shops, public transport & Schools. Accommodation comprises entrance hall, living room, spacious kitchen / diner, separate utility room, 2 double bedrooms & family bathroom, the property also enjoys access to communal gardens...AN IDEAL FIRST TIME PURCHASE OR RENTAL INVESTMENT

## Accommodation

a spacious first floor flat

2 double bedrooms

double glazing & gch

fitted kitchen / diner

modern bathroom

separate utility room

120 years lease



## Ground Floor

**hallway** - oak wood flooring, radiator, entry phone handset & built in storage cupboard

**living room** - front aspect double glazed window & doors leading to private balcony, radiator, wall mounted gas fire with brick surround & oak wood flooring

**kitchen / diner** - range of eye & base level units, single drainer sink unit with mixer tap, cooker point with extractor hood over, space & plumbing for washing machine, space for ridge freezer, space for table & chairs & rear aspect double glazed window

**reverse view** -

**utility room** - with power & lighting and double glazed window

**bedroom 1** - front aspect double glazed window, radiator, built in wardrobe & oak wood flooring

**bedroom 2** - rear aspect double glazed window, radiator & oak wood flooring

**bathroom** - panel enclosed bath with shower attachment & mixer tap, pedestal wash hand basin, low level wc, tiled floor, radiator & frosted double glazed window



