



21, BATTERY PARK
AVENUE, GREENOCK, PA16 7UA





Description

****CLOSING DATE ON FRIDAY 19TH MAY AT 11AM****

Set within a highly sought after waterfront development this rarely available larger style two bedroom, two public room GROUND FLOOR FLAT with bay windowed lounge commands desirable views beyond well maintained communal lawned grounds to the River Clyde and Argyllshire hills. A particular feature is the west facing private paved patio offering an ideal space to enjoy the afternoon sun and summertime evening sunsets over Argyll. A degree of modernisation is required which is reflected in the asking price.

A garage is located on nearby Battery Park Drive which is short walk from the flat. There is also shared resident's parking to the front of the property. Specification includes: double glazing, electric wet central heating plus a security door entry system.

Apartments comprise: Entrance Hallway by timber door with inbuilt storage cupboard. The bright and spacious Lounge offers a feature bay window formation offering superb River Clyde views. There is a separate Dining Room reached by an archway from the lounge.

The basic Kitchen has a rear window and features fitted units and grey toned work surfaces. Appliances include: extractor hood, electric ceramic hob and oven.

There are two Bedrooms which both benefit from River Clyde views and fitted mirrored wardrobes providing storage. There is a refitted Wet Room with two piece suite comprising: pedestal wash hand basin and wc. There is a "Mira" shower. Specification includes: partial wet wall panelling and wall tiling.

Early viewing is essential for this flat within a highly desirable waterfront location. EPC = E.

Measurements

Hallway

Lounge
3.30m x 5.89m (10'10 x 19'4)

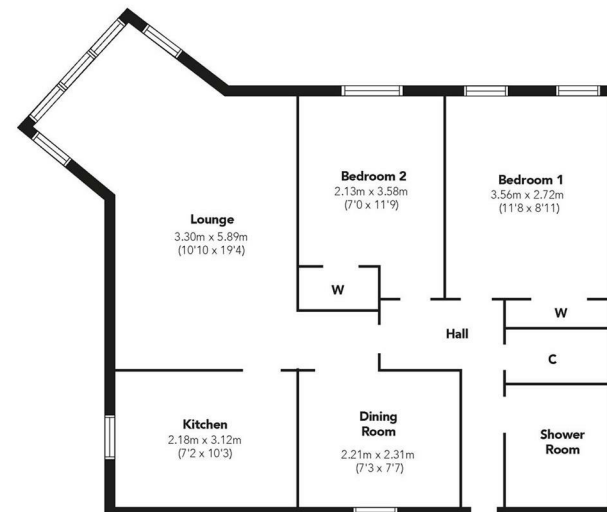
Dining Room
2.21m x 2.31m (7'3 x 7'7)

Kitchen
2.18m x 3.12m (7'2 x 10'3)

Bedroom 1
3.56m x 2.72m (11'8 x 8'11)

Bedroom 2
2.13m x 3.58m (7'0 x 11'9)

Wet Room



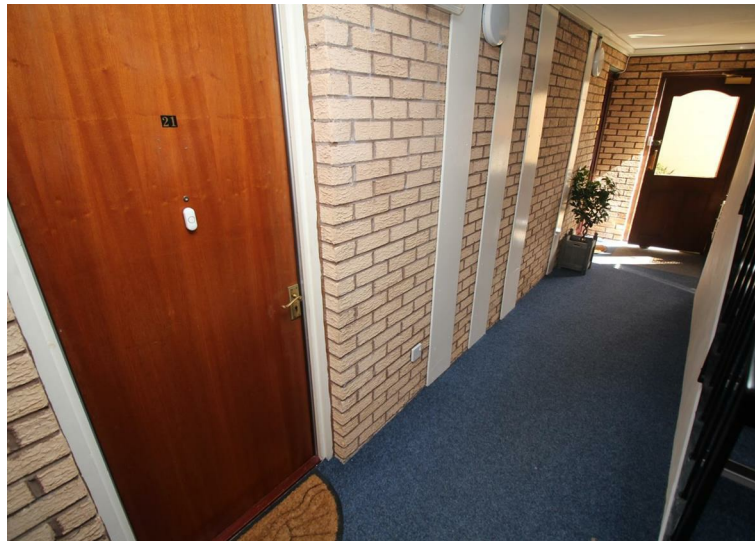
Floorplans are indicative only - not to scale
Produced by Plushplans 











Agents Notes:

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