



**139N REGENCY COURT
UNION GROVE, ABERDEEN, AB10 6SN**

**OFFERS OVER
£163,000**

**WELL PRESENTED TWO BEDROOM TOP FLOOR EXECUTIVE APARTMENT
IN WEST END CITY CENTRE LOCATION**

- TWO BEDROOMS
- TOP FLOOR APARTMENT
- MODERN KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING – B



DESCRIPTION

We are delighted to bring to the market this spacious two bedroom top floor executive apartment within the heart of Aberdeen's west end. With neutral décor throughout this well presented property boasts two double bedrooms, spacious lounge and a modern kitchen. This property would make an ideal purchase for a first time buyer or buy-to-let investor and viewing is highly recommended to appreciate the property and location on offer.

The accommodation comprises: Entrance hallway with spacious storage cupboard housing the electricity and gas consumer units and a second storage cupboard with shelving; Bright and spacious lounge with large window allowing for lots of natural light and ample space for free-standing furniture and other items of soft furnishings; Kitchen is fitted with dark green base and wall units, contrasting worktops and tile splashbacks, gas hob with oven below and extractor fan above, Integrated fridge freezer and washer/dryer and a cupboard housing the boiler; There are two double bedrooms with built-in double wardrobes with mirror sliding doors, hanging rails and shelving and both bedrooms have space for free-standing furniture and other items of soft furnishings; The bathroom completes the accommodation and comprises bath with shower above, W.C. and wash hand basin set in a vanity unit which has storage below, wall mounted mirror, shaver point and extractor fan.

Accommodation:

Lounge	4.18m x 4.68m
Kitchen	1.95m x 4.68m
Bedroom One	2.99m x 3.68m
Bedroom Two	3.00m x 3.68m
Bathroom	1.81m x 2.25m

Outside: There are shared grounds to the rear of the building and on-street permitted parking to the front.

Notes: A factoring fee of £138 per quarter is payable to James Gibb factors which includes the upkeep of the common or mutual parts of the development, including supervision of the regular contractors, dealing with any maintenance and improvements to the common areas as they arise. Building insurance is included.

Area: Regency Court is located on Union Grove which is situated in the heart of the city centre and is well located for many excellent recreational and leisure facilities. The area is also ideal as it is within an easy drive of the main Aberdeen ring road which provides commuting to both north and south of the city. Union Street is within easy walking distance which leads to the main shopping complexes, many restaurants and nightlife. There are good public transport facilities making many parts of Aberdeen easily accessible from this property.

ENTRY

By arrangement.

VIEWING ARRANGEMENTS

Telephone selling agents
01224 572777.

DIRECTIONS

Travelling from Union Street, continuing onto Holburn Street, turn first right onto Union Grove and proceed a good distance along. Regency Court is situated on your left hand side before Claremont Street.

