



Offers in the region of £509,995  
Argyll House, Seaforth Road



 **3**  
Bedrooms

 **1**  
Bathroom

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## Offers in the region of £509,995 Argyll House, Seaforth Road



A simply stunning sea view apartment. This apartment is situated in the highly sought after Art Deco building Argyll House. Being sold with share of freehold and completely renovated to a high standard. Offering a large entrance hallway with beautiful parquet flooring, newly fitted kitchen and appliances, modern fitted bathroom suite complete with W/C, separate W/C, good size second bedroom currently used as a home office, large dining room with south facing estuary views which can be used as a 3rd bedroom, large main bedroom complete with an extensive range of fitted wardrobes and large lounge with south facing estuary views with access to private balcony. The property benefits from lifts to all floors plus its own private garage and use of the resident's car park. Offers in the region of £509,995.

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### Communal door

leading to well decorated Art Deco style hallway. Lift or stairs leading to all floors. Own hardwood door into:

### Hallway

Parquet flooring, skirting board, picture / plate rails, access to two hall cupboards, radiator and doors to all rooms.

### Kitchen *3.34m x 2.71m (10.96ft x 8.91ft)*

Range of low level and wall mounted kitchen cabinetry, wood top work surfaces, integrated appliances including fridge/freezer, slim line dishwasher, washer/dryer and microwave with space for large gas hob and oven unit. Spot lights and double glazed window to rear aspect.

### Bathroom

Fully tiled walls and flooring, heated towel rail, large walk in shower, hand wash basin with vanity unit, WC, spot lights, extractor fan and double glazed window to rear aspect.

### Separate WC

WC, double glazed window to back aspect and hand wash basin with vanity unit, tiled surround.

### Living Room *4.86m x 4.39m (15.96ft x 14.40ft)*

Double glazed sliding doors accessing south facing balcony, coving, sport lights, ceiling fan, radiator.

### Balcony

Tiled flooring, outside lights, space for table and chairs and panoramic south facing Estuary views.

### Bedroom One *4.88m x 2.95m (16.01ft x 9.68ft)*

large double glazed window to rear, skirting, coving, ceiling fan light fixture, extensive range of fitted wardrobes and large double radiator.

### Bedroom Two *3.75m x 2.73m (12.29ft x 8.97ft)*

Double glazed window to rear, wood effect flooring, coving, fitted low level storage cabinetry, separate fitted cupboard spot lights and radiator.

### Bedroom Three/Dining Room *4.88m x 3.09m (16.03ft x 10.14ft)*

Double glazed windows to front, Wood effect flooring, skirting board, coving, large radiator, ceiling fan, spot lights and two fitted storage cupboards.

## **Garage And Parking**

Private garage and use of private car park.



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**Second Floor**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

