



34 Ocean Apartments 52-54 Park Road Aber, Aberdeen, Aberdeen, AB24 5RY

Property Features

- Situated within the Ocean Apartments development by Barratt Homes, one of Britain's foremost housebuilders, this executive ground floor apartment is presented to a high specification and being in excellent order affords the opportunity to move in with the minimum of inconvenience.

Property Summary

Amongst its added features, the property enjoys the benefits of Gas Central Heating, Double Glazing, Video Entry, high speed fibre broadband and a fitted Kitchen area with various integrated appliances on open plan to the Lounge and Dining Area offering a functional area compatible with modern lifestyles and a Shower Room En-Suite to the Master Bedroom. The property also has an allocated Parking Space. The quality Amtico and other floor finishes, blinds and light fittings together with the integrated appliances in the Kitchen together with the washer

Price
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£145,000**

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Hall: Long Hallway with Amtico flooring, video entry control system, coat rack, smoke detector.

Lounge/Dining Area/Kitchen: All on open plan with Amtico flooring offering a functional area compatible with modern lifestyles and with the Lounge area having a double window and glazed French door capitalising upon the sunny aspect and creating a bright living environment.

The Lounge area has downlighters, track with four spotlights and TV point.

The Dining Area is situated between the lounge and the kitchen and has a three drop pendant light over.

Well equipped Kitchen with a range of base and wall units with light grey high gloss doors and trim with stainless steel handles and coordinating work surfaces with matching upstands, stainless steel sink unit with mixer tap with glazed splashback behind, integrated Four Ring Gas Hob with Electric Oven below, glazed splashback behind and Extractor above, concealed integrated Fridge/Freezer and Dishwasher with matching door panels.

Laundry: Double cupboard with Laundry Area with Zanussi Washer Dryer which is to remain, worktop space and wall mounted central heating boiler.

Master Bedroom with En-Suite Shower Room: Double Bedroom with double fitted wardrobe with shelves, hanging space and two sliding mirror doors, TV point on wall, triple spotlight, roller blind.

The En-Suite Shower Room has a white suite with w.c, w.h.b. with glazed splashback and medicine cabinet above with mirror doors, shaver point, matching shower tray set into a shower area with fitted Mira electric shower with glazed shower door and screen, extractor fan, vinyl flooring.

Bedroom: Double Bedroom with track with four spotlights, double fitted wardrobe with shelves and hanging space and two sliding mirror doors, roller blind.

Bathroom: Bathroom with white suite with tiled splashbacks with w.c, w.h.b. set into high gloss white vanity unit with medicine cabinet above with mirror doors, fitted thermostatic shower over bath with glazed shower screen, extractor fan, downlighters.

(Outside)

Landscaped Grounds

Formal Factorring

Allocated Parking Space with entry through electrically operated barrier. Visitor's Parking. Shared Bin and Bicycle Store.

(Other information)

The Amtico and other floor finishes, blinds and light fittings are all to be included in the price.

Map

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