

**Flat C, Regency Court, 139 Union Grove,  
Aberdeen, AB10 6SN**

**Price Over  
£165,000**

ASPC ref : 342773

 2  1  1 66 m<sup>2</sup> EPC **C** Council Tax Band **E**



**Arrange a viewing**

Below Home Report Valuation

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(Peterkins)

**Peterkins**

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Property features:



**BELOW VALUATION**

**SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT** - Accommodation comprises: Hall. Generously proportioned living room. Breakfast kitchen with appliances. 2 Double bedrooms. Shower room. Gas central heating (new combi boiler installed October 2017 with 10 year Guarantee). Double glazing.

**description:** We are delighted to offer for sale this spacious ground floor apartment which forms part of an executive development in an ideal City centre location. Presented in immaculate condition with neutral décor complimented with quality flooring, blinds and curtains, the apartment offers generously proportioned accommodation comprising: hall; living room; breakfast kitchen with appliances; two double bedrooms; shower room. Outside there are landscaped gardens which are maintained by a formal factoring arrangement. Further benefits include gas central heating (new combi boiler installed in October 2017 with 10 year guarantee) and double glazed windows. The white goods, fitted flooring, blinds and curtains will be included in the purchase price,

**location:** The property is located on Union Grove, well placed for Aberdeen City centre with it's many shopping, recreational and leisure facilities. The area is also ideal and within an easy drive of the main Aberdeen ring road which provides commuting to both north and south of the City. The area has a range of local amenities, quality bars and restaurants and excellent public transport facilities.

**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.

**entrance:** The well maintained communal entrance is accessed via a security entry system.

**hall:** Exterior door giving access to the welcoming hall which in turn gives access to all accommodation; 2 built-in storage cupboards; wall mounted security entry handset; central light fitting; smoke detector; laminate flooring; telephone point; radiator.

**living room: 15'7x13'9 (4.74mx4.19m)** This is an unusually large, well proportioned and appealing main public room featuring a box bay window to the front of the apartment; fireplace complete with an electric fire; 3 branch light fitting; television point; fitted carpet; radiator.

**breakfast kitchen: 10'x6'5 (3.04mx1.95m)** Well equipped breakfast kitchen fitted with an excellent range of light wood effect base and wall mounted units linked by coordinated work surfaces and ceramic wall tiles; sink and drainer with a mixer tap; built in oven; gas hob; cooker hood; integrated fridge/freezer; new washing machine installed in October 2017; wall unit houses the central heating boiler (new combi boiler installed in October 2017 with 10 year guarantee); window fitted with a 'Venetian' blind to the front of the property; spotlight fitting; vinyl flooring; radiator.

**shower room:** Lovely shower room fitted with a white suite comprising: W.C and wash hand basin set into a range of light wood effect vanity units large walk in, wall to wall shower complete with a mixer shower and aqua panelling; ceramic wall tiles; shaver point; chrome fittings; ceiling light; vinyl flooring; radiator.

**bedroom 1: 11'8x10'5 (3.55mx3.17m)** Spacious double bedroom with a rear aspect; double window; built in double wardrobe with mirror glass sliding doors provides excellent hanging and storage space; 3 branch light fitting; fitted carpet; radiator.

**bedroom 2: 9'10x9' (2.99mx2.74m)** The second double bedroom is currently being used as a dining room; window to the rear of the building; built in double wardrobe with mirror glass sliding doors; 3 branch light fitting; fitted carpet; radiator.

**outside:** The communal areas and landscaped grounds are maintained in terms of a formal factoring arrangement.

**parking:** A parking permit is available on application in respect of parking within the surrounding area.

View this property on [aspc.co.uk](https://www.aspc.co.uk):

<https://www.aspc.co.uk/search/property/342773/Flat-C-Regency-Court--139-Union-Grove/Aberdeen/>

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