

24c Crown Street,
Aberdeen, AB11 6AY

Price Around
£185,000

 **2**  **1**  **1**   **56 m²** EPC **C** Council Tax Band **D**



Contact Solicitor

Peterkins
(Property Sales) 100 Union Street
Aberdeen
AB10 1QR

01224 428100

propcen@peterkins.com

<http://www.peterkins.com>



Features  Off street parking

Description

Executive two bedroom first floor flat which forms part of a prestigious flatted development which was converted from the former Post Office buildings.

Accommodation comprises: Hall. Open plan living room and breakfast kitchen. 2 Double bedrooms. Bathroom with an overbath shower. Gas central heating. Sash and case single glazed windows. Shared leisure facilities. Parking space.

Early viewing is highly recommended to appreciate the spacious interior of this executive first floor apartment which forms part of a prestigious flatted development which was converted from the former Post Office buildings. The building is protected by a video security entry system giving access to well maintained mutual hallways featuring a spiral staircase leading to the upper floors. The apartment itself offers bright and spacious living accommodation with fresh neutral décor and coordinating flooring and blinds. The generously proportioned open plan living room and kitchen has a front aspect, the kitchen is fitted with a range of stylish units with integrated appliances and a

breakfast bar with stools. There are two good sized double bedrooms, both with fitted wardrobes. Completing the accommodation is the bathroom which is fitted with a modern white suite.

This would be an excellent property for the young professional looking for a central two bedroom flat with allocated parking or perhaps purchasers looking for a buy to let investment.

Location Crown Street is located just off Union Street and is well placed for quick and easy access to the business and industrial estates at Altens and Tullis, both Universities and the City centre itself. From Union Street barely a five minute walk away are bus services to all parts of the City.



Accommodation comprises

entrance: Well maintained, shared entrance and access to the flat is accessed via a video security entry system; security lighting.

hall: 'L' shaped hall with all accommodation leading off; wall mounted video entry handset/screen; smoke detector; pendant light fitting; coat rail; laminate flooring; radiator.

open plan living room and breakfast kitchen: 4.83m (15'10") narrowing to 2.81m x 4.88m (9'2" x 16') narrowing to 3.12m (10'2") approx. The living area enjoys a front aspect; 3 large windows fitted with wooden 'Venetian' blinds allow an abundance of natural light into the room; glass wall shelves with a downlighter; television point; telephone point; brushed chrome switch plates and sockets; laminate flooring; radiator.

breakfast kitchen area: Well equipped breakfast kitchen fitted with an excellent range of dark wood effect base and wall mounted cabinets linked by work surfaces and stainless steel splashbacks; breakfast bar and stools; modern cooker hood; built in oven; hob; under unit lighting; pendant light fitting; window to the side of the building; wall mounted central heating boiler; brushed chrome switch plates and sockets; laminate flooring.

bathroom: Modern bathroom fitted with a three piece white suite comprising; W.C and wash hand basin set into a range of light wood effect vanity units, wall mounted vanity cabinets with a central mirror and plinth with downlighters; bath complete with an overbath mixer shower and glass shower screen; wall tiles behind bath and sink; pendant light fitting; extractor fan; laminate flooring; radiator.

bedroom 1: 3.19m x 2.93m (10'5" x 9'7") approx. Bright double bedroom with 2 large windows fitted with wooden 'Venetian' blinds; double wardrobe with folding mirrored doors provide excellent hanging and storage space; pendant light fitting; laminate flooring; radiator.

bedroom 2: 4.00m x 2.15m (13'1" x 7') approx. The second double bedroom has 2 large windows fitted with wooden 'Venetian' blinds; double wardrobe with sliding mirrored doors provide excellent hanging and storage space; pendant light fitting; downlighters; laminate flooring; radiator.

(Outside)

parking: The resident's car park is underground with allocated spaces and three visitor's spaces.

(Other information)

leisure facilities: There is a residents' leisure area with air conditioned gymnasium fitted with a range of weight lifting and cardio vascular equipment. There are separate ladies and gents changing rooms with sauna, a pool room with two pool tables. The mutual areas are maintained on contract for a monthly fee.

Heating is provided by a gas central heating system and windows are sash and case single glazed.

View this property here

<https://www.aspc.co.uk/search/property/352943/24c-Crown-Street/Aberdeen/>

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