

## GARDENS

## FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

## LOCATION

## ENERGY PERFORMANCE CERTIFICATE



***£595 PCM***

**Lucy Joe, Boothstown Marina, Boothstown, Worsley, Manchester,**

### NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.

## **ENTRANCE DECK**

Seating area with double doors to main living quarters.

## **MAIN LIVING QUATERS**

Living accommodation with spot lights, sofa's and t.v.

## **MODERN BREAKFAST KITCHEN**

Fitted with wall and base units, cooker, hob, sink, spot lights and breakfast bar.

## **BEDROOM**

Double bed and door to outside area.

## **SHOWER ROOM**

With shower, wash hand basin and w.c.

## **VIEWS OVER MARINA**

Stunning views over the Marina.

