

# HILLS PROPERTIES

OPENING DOORS FOR YOU

## SUNNYSIDE HOUSE

Ref: G2937



### AT A GLANCE

- Low floor
- Private balcony
- No dogs allowed
- Fully refurbished
- Bright and airy
- Open market
- Quality finishes
- Sold furnished
- Close to schools
- 999 year lease

### SPECIFICATIONS

Beds:	2
Baths:	1
Terrace area:	8m <sup>2</sup>
Living Area	60m <sup>2</sup>

### OUTGOINGS

Service charges:	£351 per quarter
Rates:	£98 per quarter

### DESCRIPTION

Lovely apartment for sale in Sunnyside House.

Nestled within a quiet and popular area of the South District right next to St. Joseph's School and close to Loreto Convent, this property has been fully refurbished to a high standard throughout including brand new flooring, windows, kitchen, and bathroom. Comprising two double bedrooms and one bathroom, it is c.60sqm internally with an 8sqm private balcony. Benefitting from plenty of natural light, it is set on a low floor and is offered furnished and ready to move in. Sold on the open market with no residency restrictions. 999 year lease. There is plenty of zone parking in the immediate vicinity. Viewing is highly recommended. Please note dogs are not allowed in the building.

Currently let on a long-term basis and the tenancy must be respected.

**£374,500**

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