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## 2 Queens Manor, Elizabeth Court,

- Ground Floor Character Apartment
- Large Open Plan Living Dining Kitchen
- 2 Double Bedrooms
- 2 Bathrooms
- Close to the Town Centre & Sea Front
- Viewing Essential
- Part Ex considered



**£215,000**

Leasehold  
Energy Efficiency Rating:

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(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.



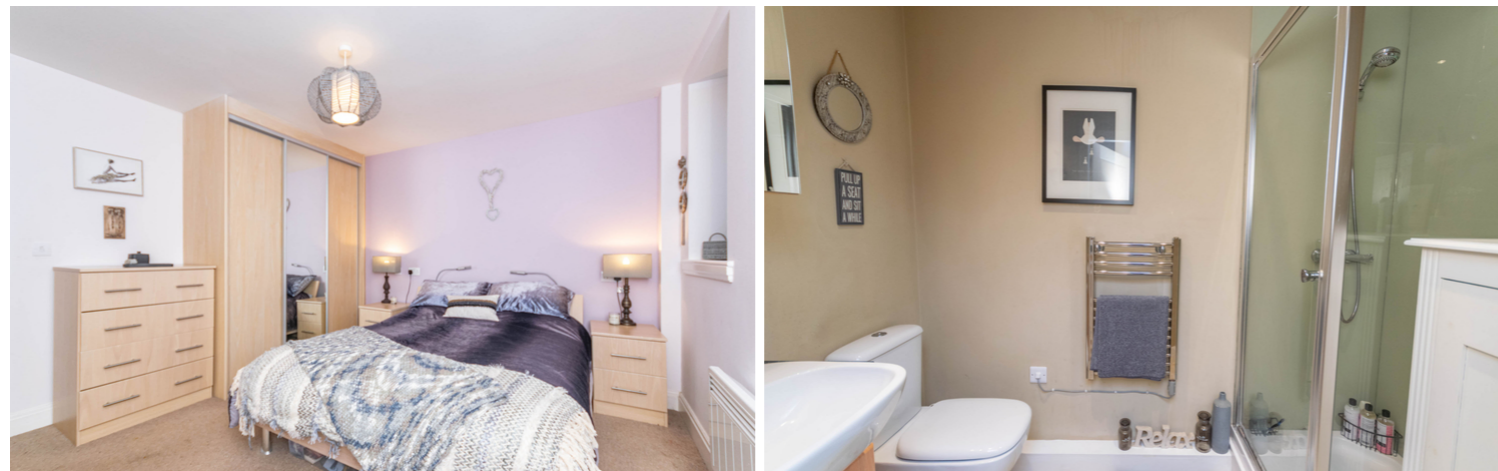
## 2 Queens Manor, Elizabeth Court, £215,000

Set Within the Converted Former Library of Queen Mary School and within easy access to the Sea Front is this immaculate Ground Floor Apartment. . Located in a Block of Just Four Apartments, The Property Offers Spacious Accommodation With a Large Open Plan Lounge Dining Kitchen, Master Bedroom with En Suite, Second Double Bedroom and Family Bathroom. There is an Allocated Parking Space & Visitor Parking. Early Viewing is highly Recommended. Part Ex considered.

Tenure: Leasehold

Council Tax Band D

Service Charge: £1,300 pa



## Ground Floor

### Communal Entrance

Door entry phone system. Double glazed door opens into the communal hallway

### Entrance Hall

5.64m x 2.74m (18'6" x 9'0")

Wooden door leading to: spacious entrance hall with wall mounted electric heater, cornice to the ceiling. Two built in storage cupboards, one housing the hot water tank. Doors leading to:

### Open plan lounge dining kitchen

8.86m x 5.79m (29'1" x 19'0")

### Lounge

4.76m x 2.87m (15'7" x 9'5") - Four double glazed windows with plantation blinds, feature wall hung electric fire, wall mounted electric heater, TV aerial and telephone points. open plan to:

### Dining Kitchen

3.84m x 2.92m (12'7" x 9'7")

Range of modern fitted wall and floor mounted cupboards and drawers with black granite counter tops and splashback incorporating 1½ bowl stainless steel sink with mixer tap. Integrated fan assisted electric oven and grill, four ring ceramic hob with extractor above, fridge freezer, dishwasher and washer dryer. Ceramic flooring and kick board electric heater. Space for table and chairs.

### Bedroom 1

3.91m x 3.58m (12'10" x 11'9") - Double glazed



window with plantation blind. Fitted wardrobes with sliding doors. Wall mounted electric heater and TV aerial point. Door to:

### En-Suite Shower Room

2.29m x 1.37m (7'6" x 4'6")

Three piece suite comprising: shower cubicle with mains shower, pedestal wash hand basin with mixer tap. Wall mounted cabinet with mirror .Ceramic tiled floor and extractor fan.

### Bedroom 2

17'0 x 10'0 (5.18m x 3.05m) -

Double glazed window with plantation blinds. Wall mounted electric storage heater.

### Bathroom

2.31m x 1.96m (7'7" x 6'5") -

Three piece suite comprising: Bath with mixer tap and hand held shower attachment, wash hand basin with cupboard below, and low level WC. . Wall mounted cabinet with mirror and halogen inset lights. Tiling to the floor, part tiled walls and wall mounted stainless steel towel rail.

### External

Communal gardens kept to a high standard, allocated parking space.

