

£180,000
Leasehold



HUNTER
LEAHY
YOUR PROPERTY EXPERTS

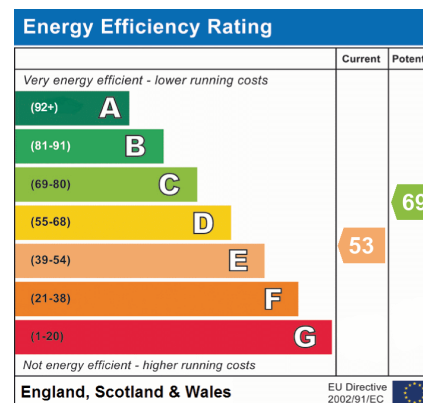


Features

- Fully Refurbished & Rewired In 2020
- Fabulous Open Plan Kitchen/Dining/Sitting Room With Appliances & Patio Doors Opening Onto Balcony
- Large Entrance Hall With Plenty of Storage Space
- Glorious South Facing Balcony
- Spacious 2 Bedroom Apartment
- 2 Bedrooms
- Bathroom
- Utility Cupboard With Space & Plumbing For Washing Machine
- Communal Open Plan Frontage Laid to Patio With Raised Beds
- Non Allocated Parking Space

Summary of Property

This fabulous two Bedroom, second floor apartment enjoys a wonderful position in the heart of the town with easy access to the shops, cafes, restaurants and amenities. Offered for sale with no onward chain, this light and airy property was fully refurbished and rewired in 2020 and has the benefit of an extended lease (140 years remaining) and a non allocated parking space. Well presented throughout, the accommodation briefly comprises; sizeable hallway with storage space, glorious open plan Kitchen/Dining/Living Room with appliances, two Bedrooms, Bathroom and useful Utility Cupboard with fitted washing machine, work surface and shelving. This lovely apartment also has its own, fabulous South facing balcony overlooking the town and communal patio gardens to the front.



Room Descriptions

Entrance hall

Entered via UPVC double glazed door. Large storage space with cot hooks. Airing cupboard housing immersion tank. Doors to; Utility Cupboard, Bathroom, Bedrooms and Open Plan Kitchen/Dining/Sitting Room.

Utility Cupboard

5' 7" x 2' 11" (1.70m x 0.89m)

Fitted worktop and shelving. Plumbing for automatic washing machine.

Bathroom

7' 2" x 5' 8" (2.18m x 1.73m)

Fully tiled and fitted with a white suite comprising; panelled bath with electric shower and glazed screen over, pedestal wash basin and low level W.C. Heated towel rail and extractor. Skylight providing lots of natural light.

Bedroom 1

11' 4" x 10' 0" (3.45m x 3.05m) plus additional recess ideal for wardrobes

Electric panel heater. UPVC double glazed window to side.

Bedroom 2

Electric panel heater. UPVC double glazed window to side.

L Shaped Open Plan Kitchen/Dining/Sitting Room

22' 9" x 16' 0" max (6.93m x 4.88m) max

A fabulous light and airy room with a full wall of UPVC double glazed windows and sliding

patio doors opening on to a South facing balcony.

Sitting Area

Wall mounted electric fire. Vinyl tiled floor covering. Full height UPVC double glazed windows and sliding patio doors to balcony.

Dining Area

Electric panel radiator. Vinyl tiled floor covering. Full height UPVC double glazed windows and sliding patio doors to balcony.

Kitchen Area

Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in electric oven and hob with extractor over and fridge/freezer. Ceramic tile flooring.

Balcony

Enclosed by low wall and metal balustrade. Laid to drainable rubber matting.

Tenure & Council Tax Band

Tenure: Leasehold March 2165 - 140 years remaining

Council Tax Band: A

Ground Rent & Management Fees

Ground Rent: £30.00

Management Fee: £1,293.00



Floorplan

