



  
THE  
BELGRAVIA

**HEARNES**  
WHERE SERVICE COUNTS

A luxury two-bedroom top-floor apartment, situated within the Belgravia development, a stunning modern conversion built circa 2020. Ideally located just a short distance from the award-winning sandy beaches, with easy access to the Town Centre and main transport links. The apartment boasts an impressive open-plan kitchen/dining/living area, two double bedrooms, a luxurious bath/shower room, and residents' permit parking.

Offered for sale with no forward chain.

Accessed via a secure entry phone system, the development features a well-maintained communal hallway that leads to the second floor and the entrance to the apartment. Upon entering, a hallway with a useful storage cupboard opens into the impressive open-plan kitchen/dining/living room. The high-specification kitchen, with matching work surfaces, offers ample floor and wall-mounted units, complemented by a range of integrated appliances including an oven, hob with extractor, dishwasher, washing machine, and fridge/freezer. The apartment features sash windows, engineered flooring, low-energy spot lighting throughout and underfloor heating.

The property offers two double bedrooms, both benefiting from a desirable southerly aspect. Bedroom one includes fitted wardrobes, while bedroom two features a deep recess, providing ample space for a large wardrobe. Both bedrooms are served by a luxurious bathroom, which includes a WC, hand wash basin, and a bath with a shower over.

Externally, the property benefits from residents' permit parking, and the development is set within beautifully maintained communal gardens.

Leasehold- 121 years on the lease

Maintenance charge approximately £1200.00 per annum.

Ground rent £180.00 per annum.

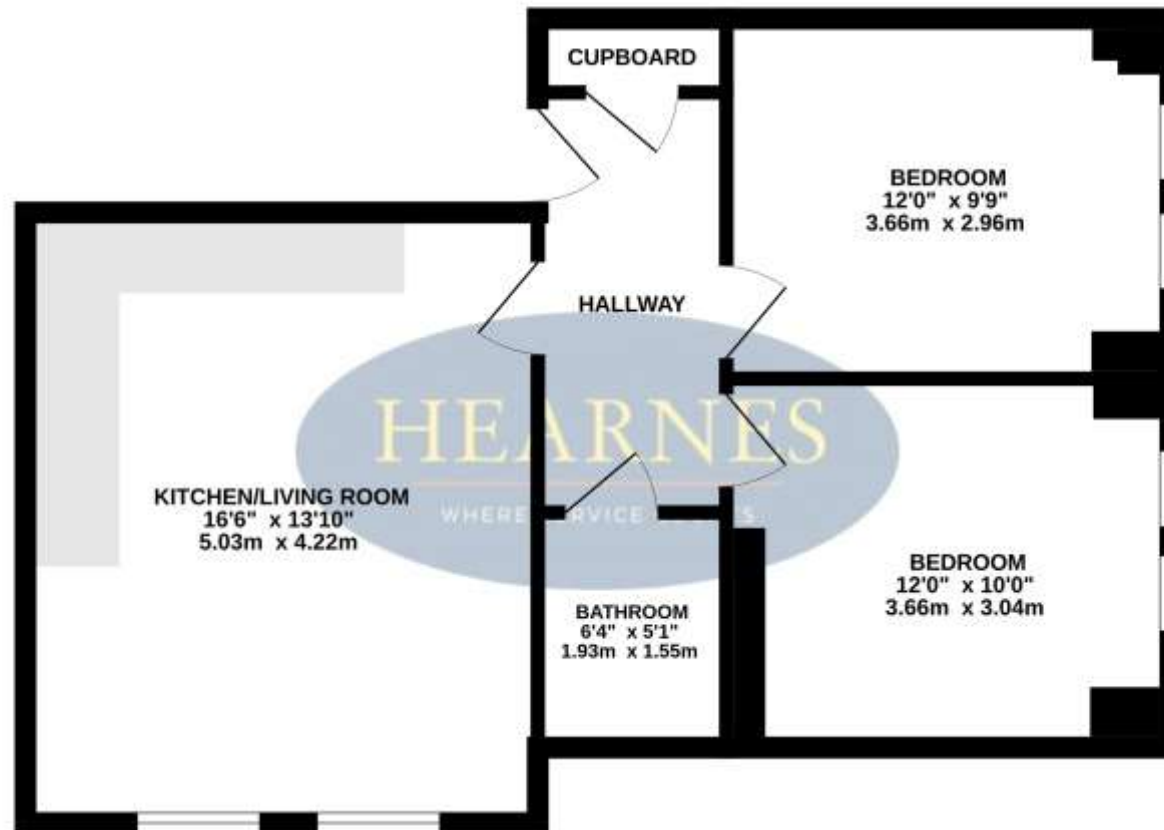
**COUNCIL TAX BAND: C**

**EPC RATING: TBC**

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



TOP FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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