



HEARNES
WHERE SERVICE COUNTS

A superbly presented two double bedroom ground floor apartment located in a highly sought-after location only a moments' walk to the popular Westbourne Village offering a range of boutique and individual bars and restaurants. The property has been superbly maintained and updated by the current owner with benefits including two modern bath/shower rooms, spacious living/dining room, garage in block and a share of freehold.

The development is accessed via a secure entry phone system with a well maintained communal hallway providing access to the apartment. On entering the property a hallway opens into a spacious living/dining room with sliding doors opening onto a private patio seating area offering a pleasant outlook. A separate, superbly maintained kitchen offers ample floor and wall mounted units finished with a matching work surface and space for kitchen appliances.

Both bedrooms are double in size with the master bedroom being served by a modern fitted en suite shower room. A further, modern fitted family bathroom completes the accommodation.

Externally the property benefits from a private patio seating area offering a pleasant outlook across the superbly maintained communal grounds whilst the property is also conveyed with a garage in block to the rear of the development.

Share of Freehold - 984 years remaining on the lease

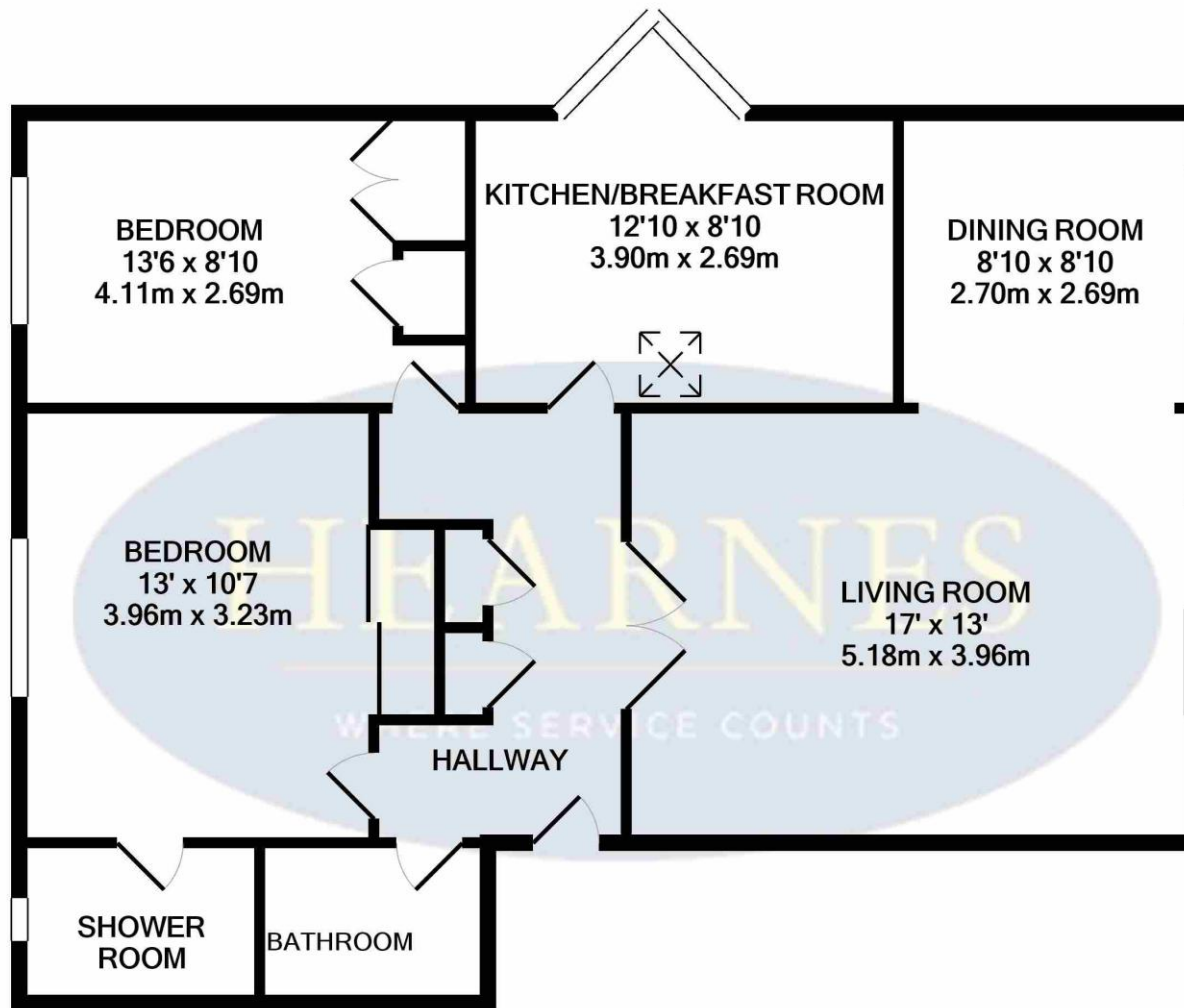
Service Charge - Approximately £1985.00 per annum to include buildings insurance, water rates, garage & buildings electricity, window cleaners, gardeners.

EPC: C

COUNCIL TAX BAND: E

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese 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.





TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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