

Offers In Excess Of £230,000

Leasehold

- Ground Floor Apartment
- Sought After Broadwater Location
- Bathroom & Separate W.C
- Terrace / Patio Area
- · Long Lease

- Two Double Bedrooms
- Large Lounge / Dining
 Room
- EPC Rating D
- Garage in Compound
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this ground floor flat ideally situated in the sought after development of Lamorna Grove in the heart of Broadwater. Just yards from the Broadwater shopping parade with bus routes, mainline train station and easy access to the A24 & A27 nearby. Accommodation offers entrance hall, spacious lounge / dining room, kitchen, two double bedrooms, bathroom and separate W.C. Other benefits include a terrace area with a through way leading to the communal gardens, garage in compound and a long lease.





Accommodation

Communal Entrance

Communal front door into hallway with stairs to first floor and front door into flat.

Hallway

Radiator, telephone point, cloak cupboard with hanging space, cupboard with slatted shelving.

Lounge 17'10" x 12'3" (5.45 x 3.74)

Radiator, secondary glazed window, secondary glazed door to terrace area, coving.

Terrace Area

Tiled floor, part wall enclosed, through way to communal gardens.

Kitchen 8'10" x 8'2" (2.7 x 2.5)

A range of light wood wall and base units, stainless steel sink unit with mixer tap and drainer inset to work surfaces, space for fridge/ freezer, four ring gas hob, electric oven and extractor hood above, boiler, radiator, airing cupboard, tiled splash back, window.

Bedroom One 12'5" x 11'9" (3.8 x 3.6)

Radiator, secondary glazed window, radiator, cupboard with hanging space, coving.

Bedroom Two 11'6" x 10'5" (3.52 x 3.20)

Radiator, secondary glazed window, coving.

W.C

Low level flush W.C, frosted window.

Bathroom

Panel enclosed bath with over-bath shower, wash hand basin with mixer tap and set into vanity unit, frosted window, radiator, tiled walls, coving, shaver point.

Garage

In compound.

Communal Gardens

Tenure

The property is leasehold with 148 years remaining on the lease.

The maintenance charges are £1656 per annum.



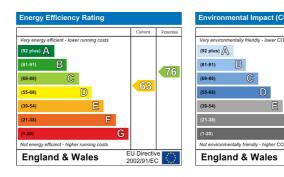






Floor Plan





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