







A modern, spacious, beautifully presented apartment. Lift and stairs provide access. Ideal home, or investment Buy to Let.

Entrance hall with good storage, lounge with large balcony and a well modernised open plan fitted kitchen; bedroom features built in wardrobes; well modernised fully tiled shower room and toilet.

Communal gardens and permit parking available.

Easy reach of award-winning beaches and town centre facilities. No Chain.

### **COMMUNAL ENTRANCE**

Lift and stairs to all floors:

### **ENTRANCE HALL**

12' 3" x 2' 11" (3.73m x 0.89m)

### **LOUNGE / KITCHEN**

27' 0" x 10' 11" (8.23m x 3.33m)

### **BALCONY**

20' 9" x 3' 10" (6.32m x 1.17m)

### **BEDROOM**

14' 2" to 12' 7" x 10' 0" (4.32m to 3.84m x 3.05m)

### **BATHROOM**

6' 6" x 5' 0" (1.98m x 1.52m)

### **WC**

6' 6" x 2' 7" (1.98m x 0.79m)

### **COMMUNAL GARDENS**

### **PARKING**

First come first serve, for use when displaying a valid permit.



## TENURE & CHARGES

Tenure: Leasehold From 1 September 2006 to 25 December 2157 - Approx. 132 years remaining

Ground Rent & Service Charge: Service charges are approximately £1300 every 6 months - Ground rent is £150 every 6 months – Note: Seller will be paying the Section 20 Notice for roof works of approximately £10500 (Service Charge includes buildings insurance and contribution to reserve fund, payable in half yearly instalments)

Council Tax Band: B

EPC Rating: 'C'

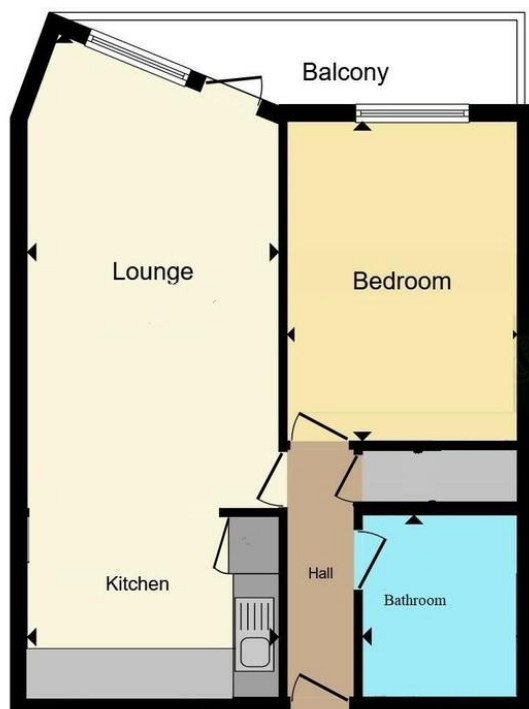
## DISCLAIMER

Please note that while every effort is made to ensure the accuracy of the information provided, errors and omissions can occasionally occur. The details supplied regarding lease terms are based on information obtained from the Land Registry and other relevant sources at the time of review.

Any building alterations, consents, or planning permissions relating to the property have not been verified by House & Son. Verification of such matters, as well as confirmation of lease details and any other legal documentation, should be undertaken by the purchaser's or purchaser's legal representative prior to reliance or completion of any transaction.

House & Son accepts no liability for any loss or inconvenience arising from reliance on information provided in error, save as otherwise required by law.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).