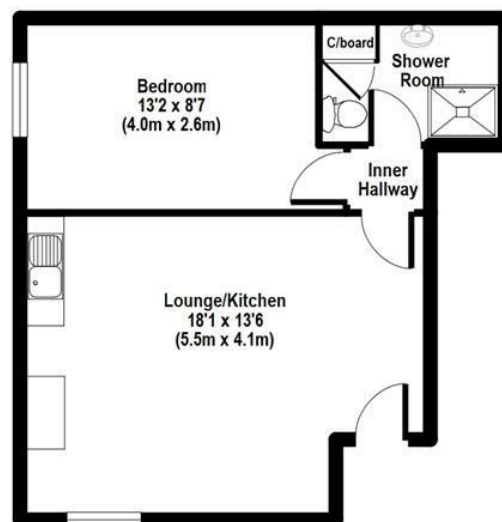SUPERB INVESTMENT PURCHASE!! Lamborn & Hill are proud to offer to the market this well proportioned one bedroom flat set in a courtyard position. The flat has been refurbished to a very high standard and is just a short walk from the town centre, the train station and the beach! Accommodation comprises of a large open plan lounge and kitchen, a good size bedroom and a Shower Room. Externally the property has a shared courtyard garden. Properties in this price range are rarely available for long and as such an early call is strongly advised. CALL NOW TO VIEW!

Asking price £65,000

- ONE BEDROOM APARTMENT
- Shower Room
- Close To Town
- Shared Courtyard
- Lounge/Kitchen
- EPC Rating F (22)
- Central Town Location
- NO CHAIN

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Bedroom
13'2 x 8'7
(4.0m x 2.6m)

C/board

Shower Room

Inner Hallway

Lounge/Kitchen
18'1 x 13'6
(5.5m x 4.1m)

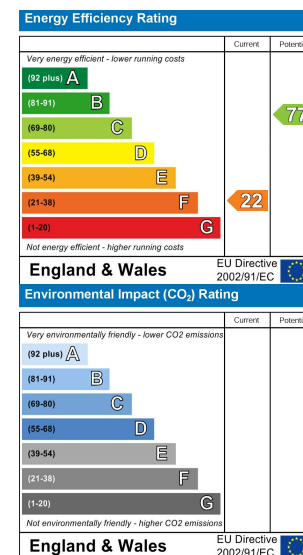APPROX GROSS INTERNAL FLOOR AREA: 404 sq. ft / 38 sq. m

Royal Fountain Mews

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