



## Flat 1, Francis House, 25 Leopold Road, IP11 7NP

**£300,000 LEASEHOLD**

A well-presented self-contained ground floor apartment purposely built to a high specification in 2015 by the award winning company James Francis.

The accommodation briefly comprises good size hallway, open plan lounge/dining room/kitchen with the kitchen fully fitted with high gloss units, marble worktops and integrated appliances, two double bedrooms (principal bedroom with en-suite shower room) and bathroom fitted with a modern white contemporary suite.

Further benefits include an independent private entrance door and courtyard garden, off street parking for two vehicles, gas fired central heating via radiators, UPVC sealed unit double glazed sash style windows and high quality fittings throughout.

The property is conveniently situated within easy reach of the sea and promenade, Marco Pierre Whites popular restaurant and the town centre shopping thoroughfare providing a varied mix of local, national and high street stores, cafes and restaurants.

#### **COVERED STORM PORCH**

With external lighting, tiled floor.

#### **UPVC DOUBLE GLAZED ENTRANCE DOOR**

Opening to :-

#### **SPACIOUS ENTRANCE HALLWAY 17' 2" x 5' reducing to 4' 2" (5.23m x 1.27m)**

Engineered oak flooring, good size built in double door cloaks cupboard, wall mounted Worcester gas fired combination boiler, LED ceiling spotlights, double glazed door opening to the rear garden, UPVC sealed unit double glazed window to the side aspect, radiator, hard wired smoke alarm.

#### **OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM**

##### **LOUNGE/DINING AREA 17' 10" x 19'2" into bay reducing to x 16' (5.44m x 4.88m)**

Engineered oak flooring, two radiators, TV point, LED ceiling spotlights, UPVC sealed unit double glazed bay windows to the front aspect, opening to :-

##### **KITCHEN AREA 11' 6" x 7' 2" (3.51m x 2.18m)**

Fitted with a comprehensive range of high gloss finished units comprising base cupboards and drawers, saucepan drawer, wine rack, marble work surfaces with matching upstands, inset stainless steel one and a half bowl sink unit with mixer tap, matching eye level cupboards, Neff stainless steel oven and Neff stainless steel microwave/combi oven, integrated fridge freezer, integrated Neff dishwasher and Bosch washing machine with plumbing, matching eye level cupboards with under cupboard lighting, Neff five ring induction hob with pull out Neff stainless steel extractor over, UPVC sealed unit double glazed window to the side aspect.

##### **BEDROOM ONE 12' 10" plus door recess x 11' (3.91m x 3.35m)**

LED ceiling spotlights, two radiators, UPVC sealed unit double glazed window to the rear aspect and UPVC sealed unit double glazed French doors opening onto the private courtyard garden.

##### **EN-SUITE SHOWER ROOM 7' x 6' 10" (2.13m x 2.08m)**

Fitted with a modern white contemporary style suite comprising glazed corner shower cubicle with twin head shower, tiled surround, wash hand basin with mixer tap and high gloss finished vanity cupboards below, WC with concealed cistern, wall mirror with electric light and shaver point over, extractor fan, LED ceiling spotlights, tiled flooring with under floor heating and independent thermostat control, chrome heated towel rail/radiator.



**BEDROOM TWO 11' 8" x 10' 2" (3.56m x 3.1m)**  
Laminate wood plank effect flooring, radiator, UPVC sealed unit double glazed window to the side aspect.

**BATHROOM**  
Fitted with a modern white contemporary style suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and high gloss finished vanity drawers below, WC with concealed cistern, part tiled walls, LED ceiling spotlights, extractor fan, tiled floor with under floor heating, chrome heated towel rail/radiator.

**OUTSIDE**  
The property benefits from ownership of the gardens to the front and rear with the front garden comprising landscaped, low maintenance style garden with flower beds, brick edging and pea shingle, brick wall and wrought iron railings to the front boundary, adjacent block paved driveway enabling tandem parking for two vehicles, access to the rear.

To the rear of the property there is an enclosed courtyard style private garden comprising flagstone paved patio areas, climbing flowering vine, pea shingle borders, timber fencing to the boundaries and external lighting.

**TENURE - LEASEHOLD**  
The remainder of a 125 year lease commencing 2015 (approximately 115 years remaining)

**SERVICE CHARGE**  
£120.48 per calendar month which covers building insurance, window cleaning and freesat (Humax freesat box included within the sale).

**COUNCIL TAX**  
Band 'C'











