



7 Columbia House, 4 Romany Road, Worthing, BN13 3YR
Asking Price £145,000

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This modern one double bedroom GROUND FLOOR apartment conveniently located with the accommodation briefly comprises, communal entrance hall with front door to hallway, open plan lounge/kitchen with integrated appliances, one double bedroom and a contemporary bathroom. Externally the home offers an allocated parking space with visitors parking available. Benefits include double glazed windows. Viewing highly recommended to appreciate the overall condition of this apartment.

- Ground Floor Luxury Apartment
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Well Kept Communal Entrance
- Modern fitted kitchen with integrated appliances
- Contemporary Bathroom
- Double Glazed Windows
- Viewing Highly Recommended



Communal Entrance

Well kept communal entrance with stairs and lift to all floors. Front door to

Hallway

Grey laminate flooring.

Open Plan Lounge/Kitchen

5.50 x 2.64 (18'0" x 8'7")

Modern fitted kitchen comprising; inset sink unit with mixer taps and cupboard under. Areas of work surface with additional cupboards and drawers below. Matching wall mounted units. Integrated oven and electric hob with extractor over. Integrated washing machine, Dishwasher and fridge/freezer. Double glazed window. Electric heater. Grey laminate flooring.

Double Bedroom

3.01 x 2.79 (9'10" x 9'1")

Electric heater. Double glazed window.



Bathroom/Wc

1.92 x 1.71 (6'3" x 5'7")

A modern fitted suite comprising, p-shaped bath with fitted glass screen. low level flush Wc and vanity sink with cupboards below. Chrome towel radiator and shaver point. Part tiled walls. Grey laminate flooring.

Allocated Off Road Parking

An allocated parking space with additional visitors parking available on site.

Required Information

Length of lease: 122

Annual service charge: £856 pa.

Annual ground rent: £250 pa.

Council tax band: A

Draft version: 1

Note: These details have been provided by the

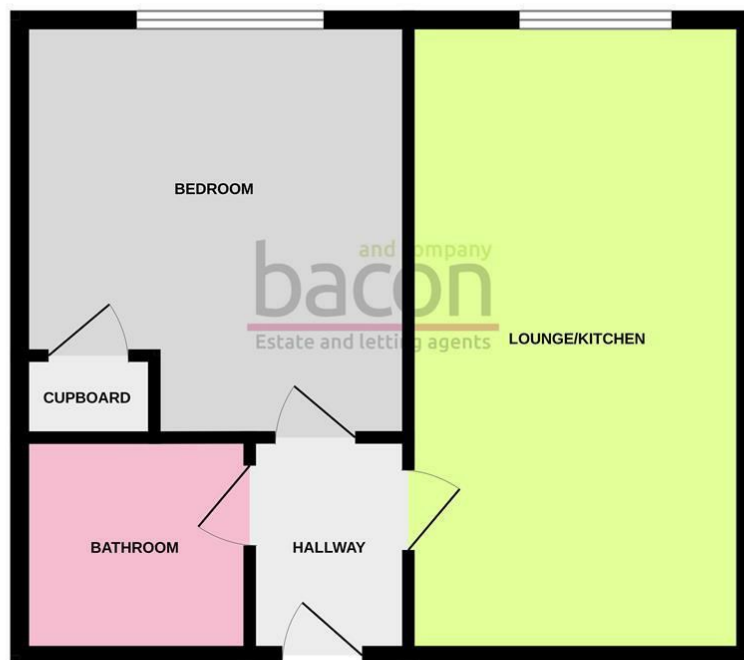


vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Agent Note

Property is currently occupied photo's taken prior to property being tenanted.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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