



A BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR BALCONY FLAT in a GRADE II LISTED BUILDING in HIGHLY SOUGHT AFTER BRUNSWICK TOWN. The accommodation comprises WEST ASPECT LOUNGE/DINING ROOM, BALCONY with OBLIQUE SEA VIEWS, MODERN FITTED KITCHEN, SHOWER ROOM, SHARE OF FREEHOLD, GCH, EPC C.

- BEAUTIFULLY PRESENTED
- FIRST FLOOR BALCONY FLAT
- CONVERTED GRADE II LISTED BUILDING
- SOUGHT AFTER STREET
- WEST ASPECT LOUNGE/DINING ROOM
- WEST ASPECT BALCONY
- MODERN FITTED KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- SHARE OF FREEHOLD





FIRST FLOOR

ENTRANCE LOBBY

Laminated wooden flooring, door to:

ENTRANCE HALL

Entry phone system, laminated wooden flooring.

LOUNGE/DINING ROOM

West aspect, three floor to ceiling sash windows giving access to BALCONY, ceiling coving, picture rail, shelving to chimney recess's, two column radiators.

BALCONY

West aspect, oblique views to the sea.

KITCHEN

Modern fitted kitchen comprising wooden work tops with cupboards and drawers under, tiled surround, ceramic single bowl single drainer sink unit with mixer tap, electric oven, four ring gas hob, plumbed space for washing machine, fridge freezer, cupboard housing combination boiler, laminated wooden flooring, sash window.

SHOWER ROOM

Fitted with modern white suite comprising tiled shower cubicle, wash hand basin with mixer tap and cupboards under, fitted mirror over, low level close coupled WC, tiled walls, tiled floor, extractor fan.

BEDROOM

Sash window, spacious cupboard, radiator.

ADDITIONAL INFORMATION

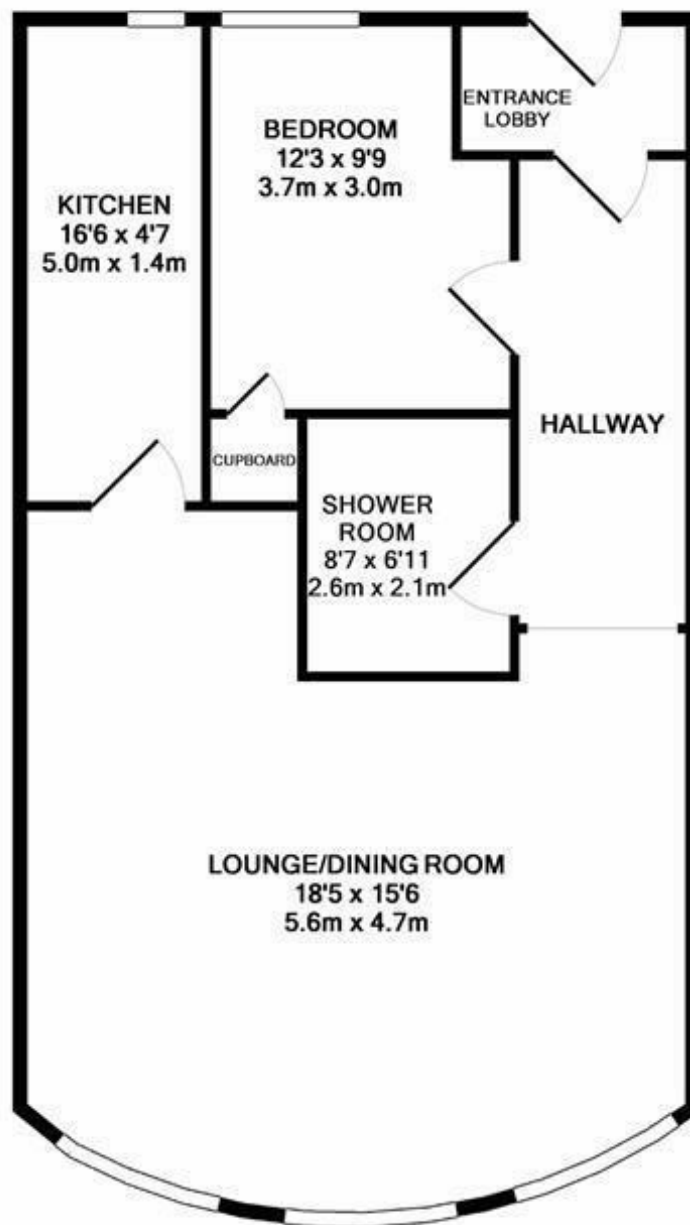
Lease - Share of Freehold - 198 years from 29 September 1987

Maintenance - £3,200

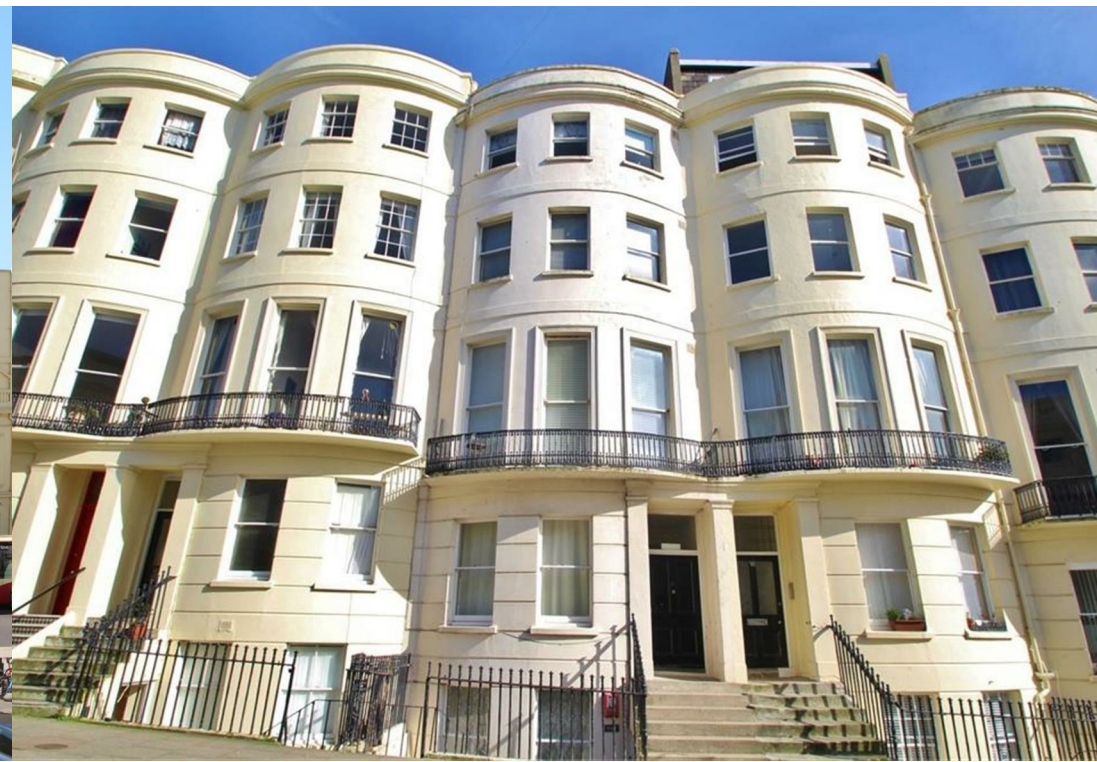
Ground Rent - £0

Council Tax Band C - £2,182.92

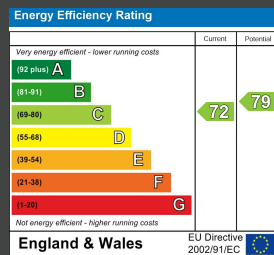




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: C

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

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DISCLAIMER

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