





## Perfect buy to let investment or buy to live two bedroom home with stunning water front views.

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Located on the 10th floor and boasting amazing picturesque views from every window this beautifully maintained apartment has high quality fixtures and fittings throughout. The fully fitted kitchen is finished in gloss white with granite work surfaces featuring integrated Fridge/Freezer, Dishwasher, Electric Oven and Hob with Extractor above. The open plan living area provides opportunity to take in the breathtaking views of the marina and across to St Mary's Island. The master bedroom offers fitted wardrobes and a luxury en-suite with Villeroy and Boch fittings a double shower cubicle and tiled flooring. The second bedroom is a double room with equally as impressive easterly views. The main bathroom includes bath with shower above, heated towel rail and mirrored wall units.

The property comes fully furnished and with one allocated parking space located in the secure underground car park with the addition of direct lift access into the building.

Guide Price - £215,000

Tenure - Leasehold

Length of lease - 121 years remaining

Annual ground rent amount - £300 per annum

Annual service charge amount - £1331.12 per annum

Council tax band - E

EPC rating - B

The information we hold for this property is obtained from the Vendor (the person or company selling the property). Anyone interested in this property is advised to obtain verification on all points from their Solicitor or Surveyor. Reference to the Tenure of this property is based on information supplied by the Vendor. Any Buyer(s) is/are advised to obtain verification from their Solicitor. We have not tested any apparatus, equipment, fixtures and fittings and so cannot verify that they are in working order or fit for purpose. Please do not rely on this information when deciding to proceed.

Dockside are members of The Property Ombudsman & our Client Money Protection provider is Propertymark.

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- Two bedroom apartment
- Fitted kitchen
- Tenant in situ
- EPC Grade D
- Picturesque Views
- Fitted wardrobe in master bedroom
- Two Bathrooms
- Parking available



**THE AGENT ON THE QUAYS**

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