

Castle Heights, Marlborough Street,  
Offers Over £170,000



**WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR  
APARTMENT++GATED SECURE PARKING++MASTER EN  
SUITE++EXTRA LARGE LOUNGE/DINER++KITCHEN INTEGRATED  
APPLIANCES++FAMILY BATHROOM++UNDERFLOOR  
HEATING++REAR BALCONY++PARTIAL SEA VIEW++CAN BE  
BOUGHT AS SEEN++SHARE OF FREEHOLD++NO HOLIDAY. LETTING/  
NO PETS.**

## Communal Entrance Hall

Stairs to the other apartments, access to the lifts, access to the under ground parking.

## Entrance Hall

Door to the side aspect, double storage cupboard, video/phone entry intercom, power points, underfloor heating.

Lounge 7.30m X 6.00m (23'11" X 19'8")

## Lounge Area

UPVC double glazed sash windows to the front aspect with partial sea view, TV point, under floor heating and power points.

## Dining Area

UPVC double glazed sash window to the front aspect, underfloor heating and power points.

## Kitchen

Range of wall and base units with granite work top, granite sink and drainer, integrated Smeg double oven, Smeg four ring hob, extractor hood, space for fridge freezer, space for dishwasher, space for washer/dryer, storage cupboard housing the water boiler, underfloor heating.

Bedroom One 4.60m x 3.20m (15'1" x 10'6")

UPVC double glazed door to the rear aspect giving access to the terrace, free standing wardrobes, underfloor heating, power points.

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

## En Suite

Modern white three piece suite comprising of low flush WC, free standing wash hand basin, walk in double shower, shaver point, chrome towel rail, tiled flooring.

## Bathroom

Modern three piece suite comprising of low flush WC, free standing wash hand basin, bath with shower over, extractor fan, shaver point, chrome towel rail, tiled flooring.

## Bedroom Two 3.60m x 2.70m (11'10" x 8'10")

UPVC double glazed sash window to the rear aspect, walk in wardrobe, underfloor heating, power points.

## External

Secure underground parking, electrically operated gates ensure only authorised access, security lighting. Water tap

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

This is a well run modern block with clear information of what is included within the service charge:

Included are the following:

Buildings Insurance

Lift maintenance

British Telecom (for the lifts)

Window cleaning

Communal areas cleaning

Communal lighting

Refuse bin cleaning

Service and monitoring of the fire alarm system

Accountants fees

Boiler service contract

Electric gate service

Hire of room for residents meetings (usually every 6 months)

Bank charges

Management fee

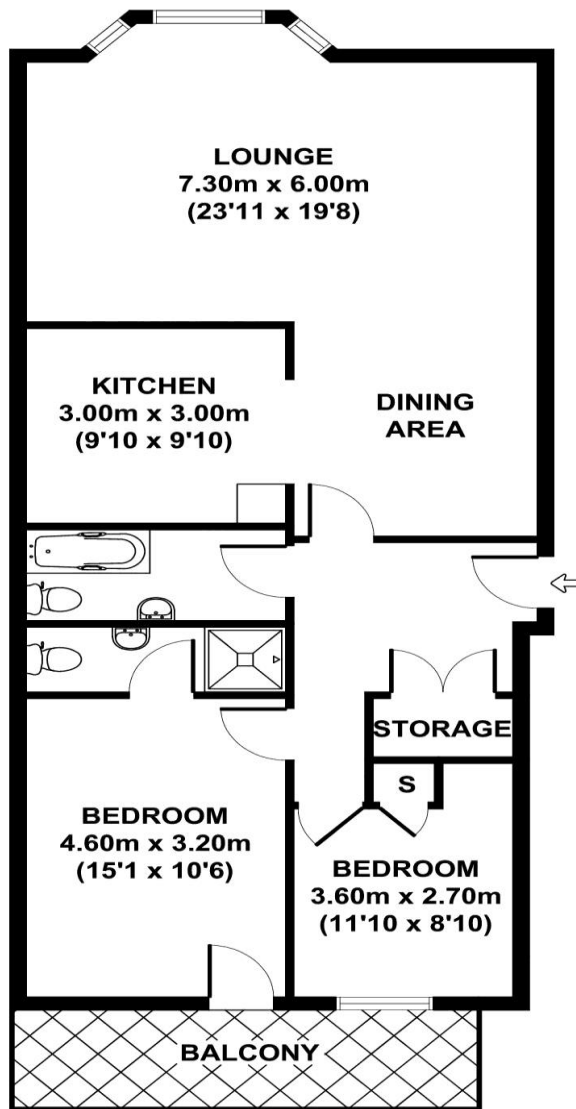
Contingency sum of £10,000 per annum

There is usually a general repair fund of around £3,500 per annum

The amount due for the period for flat 4 for the period 1.4.20 to 31.3.21 was £1,570.00

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



**CASTLE HEIGHTS**

**APPROX. GROSS INTERNAL FLOOR AREA 90 SQ M / 969 SQ FT**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.