

NEW PRICE



13 The Osborne, Rotherslade Road, Langland SA3 4QA

Offers in the region of £499,950

Two Bedroom Ground Floor Apartment
High Quality Finish Throughout
Gated Entrance And Underground Parking
Private Access To Beach
EER : D65

TS/WJ/54185/080321

DESCRIPTION

A fantastic opportunity to purchase this immaculately presented ground floor apartment in the highly desirable Osborne development. The apartment is to be sold fully furnished and has been finished to an extremely high standard and boasts many modern comforts.

A spacious open plan lounge, dining room and kitchen provide a perfect living space which opens out onto a private patio overlooking the beach with private access to the shore. Fitted wardrobes in both of the bedrooms provide plenty of storage with the master bedroom also offering en-suite fitted with a steam shower. The property also benefits from two allocated parking spaces in the underground car park, which is accessed through a gated entrance, providing a secure environment for residents. Visitor parking spaces are also available.

Rotherslade Beach can be accessed via a private stairway from the patio and from here cliff top footpaths with spectacular scenery and

HALLWAY

Electric wall mounted heater, double storage cupboard, engineered hardwood flooring, door to;

LOUNGE/DINING ROOM

24'3 x 17'10 (7.39m x 5.44m)

Double glazed window to rear, double glazed patio doors to rear, two air condition units, engineered hardwood flooring, opening to;

KITCHEN

9'4 x 6' (2.84m x 1.83m)
Fitted with a range of wall and base units with granite worktop over, stainless steel sink, integrated hob, oven, extractor fan, microwave, dishwasher, fridge, freezer and washer/dryer. Stone splashback, spotlights, engineered hardwood flooring.

BEDROOM ONE

15'10 x 11' (4.83m x 3.35m)
Double glazed window to rear, fitted wardrobes, air condition unit, door to;

EN-SUITE SHOWER ROOM

Walk-in steam shower, wash basin, WC, heated towel rail, tiled floor, tiled walls.

BEDROOM TWO

13'4 x 9'11 (4.06m x 3.02m)
Double glazed window to rear, air condition unit, fitted wardrobes.

BATHROOM

7'7 x 7' (2.31m x 2.13m)
Bath with shower over, wash basin, WC, heated towel rail, tiled floor, tiled walls.

EXTERNALLY

Private patio garden with private access to the beach. Underground garage with two parking

spaces.

SERVICES

We are advised that mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisMumb or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Leasehold - share of freehold

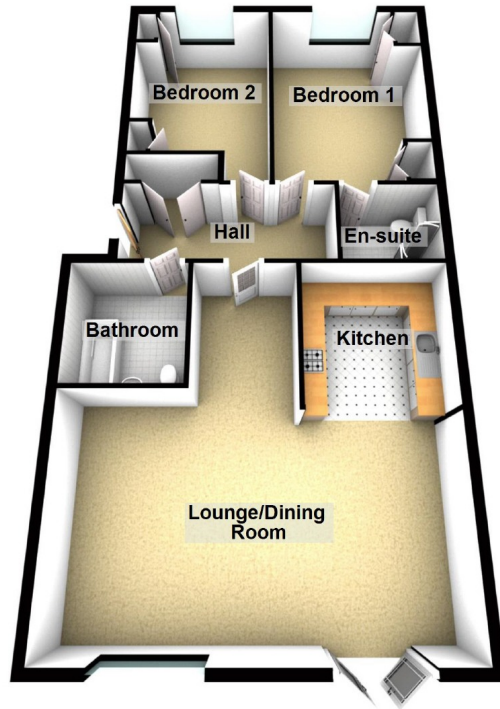
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Newton Road office head up to the traffic lights and turn left onto Langland Road. Proceed up the hill and turn left into Rotherslade Road where the property can be found at the bottom of the road on the left hand side.

Ground Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	68
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**John.
Francis**