



## Grand Parade

Littlestone New Romney TN28 8NT

- Raised Ground Floor Apartment
  - Two Double Bedrooms
- Spacious Living Room With Balcony
  - Modern Shower Room
  - Allocated Store Room
- Sea Views
- Purpose Built Block
  - Kitchen/Diner
- Garage & Parking Space
  - No Onward Chain

**Asking Price £199,950 Leasehold - Share of Freehold**





Mapps Estates are delighted to bring to the market this well-presented raised ground floor two bedroom apartment enjoying sea views from the kitchen, living room and balcony. The well-proportioned accommodation comprises a spacious living room opening to a kitchen/diner, two double bedrooms and a modern shower room. The property benefits from UPVC double glazing and gas-fired central heating and comes with its own garage and parking space to the rear of the block. Being sold with no onward chain, an early viewing comes highly recommended.

Located adjacent to Littlestone green and seafront and conveniently within walking distance of a local Spar store. In the nearby town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course also within walking distance. The ever-expanding market town of Ashford is within half an hour's drive and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International station with travelling time to London St. Pancras in under 40 minutes. Heading East along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway.

#### **Communal Entrance**

With steps leading up from street level to the front entrance hall, inner door to flats, stairs leading down to store rooms, garages and parking area.

#### **Raised Ground Floor:**

##### **Private Reception Hall 16'11 x 2'9**

With wooden entrance door, airing cupboard with radiator and fitted shelving, entry phone, radiator.

##### **Living Room 16'3 x 9'7**

With front aspect UPVC double glazed window and sliding door to balcony with sea view, coved ceiling, radiator, large opening through to kitchen/diner.

##### **Balcony 9'5 x 3'3**

With metal railings and wooden handrail over, tiled flooring, wall light, view across the green to the sea.

### **Kitchen/Diner 13'11 x 9'11**

With two front aspect UPVC double glazed windows and sea view, fitted kitchen with roll top work surfaces and tiled splashbacks, inset one and a half bowl resin sink/drainer with mixer tap over, wood-fronted store cupboards, drawers and glass-fronted display cabinets, space for fridge/freezer, space and plumbing for washing machine, fitted freestanding gas cooker, wall-mounted Vaillant gas-fired combination boiler, wood effect vinyl flooring, carpeted dining area, recessed store cupboard with fuse box, radiator.

### **Bedroom 12'11 x 9'**

With two UPVC double glazed windows, radiator.

### **Bedroom 9'8 x 9'**

With UPVC double glazed window, large recessed double wardrobe, radiator.

### **Shower Room 8' x 5'7 (max points)**

With good-sized shower cubicle with Aqualisa shower and fitted wooden seat, wash hand basin with mixer tap over and wood effect drawers under. WC, extractor fan, aquaboarding to walls, tile effect vinyl flooring, heated towel rail.

### **Outside:**

Parking and garaging is located to the rear of the block. The apartment comes with its own garage and parking space; visitors' parking spaces are also available. Each flat also comes with an allocated storeroom.

### **Garage 15'5 x 8'1**

With up and over door.

### **Service Charge:**

Current six month service charge is set at £1400.85 - we have been advised by our client that this is an exceptional payment including a contribution towards having the parking area resurfaced. From June 2024 this six month charge will revert to approximately £800.00, exact figure to be confirmed.

### **Lease:**

Remainder of 999 year lease with a share of freehold; peppercorn ground rent.






**First Floor**

Approx. 60.1 sq. metres (646.9 sq. feet)



Total area: approx. 60.1 sq. metres (646.9 sq. feet)

Disclaimer: These plans are for information purposes only and are intended to show approximate measurements only. No responsibility is taken for error or omission. Kent Energy Company.  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**Mapps Estates Sales Office**

61 Tritton Gardens, Dymchurch,  
 Romney Marsh, Kent, TN29 0NA

**Contact**

01303 232637  
 info@mappsestates.co.uk  
<http://www.mappsestates.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.