





Property Description

The property offers so many attractive features such as Georgian sash windows, wonderful high ceilings & impressive front door. The apartment is a real delight and is elegant throughout & occupies a prime and convenient position on the Ground Floor. The apartment is situated directly opposite the landscaped gardens & moments from the underground secure parking. Accessed by the main building or more often via the private entrance you are greeted by a substantial lounge; the lounge is a great size with impressive high ceilings & convenient access into the quality kitchen which hosts a range of appliances, practical 'sliding draws' to suit daily living with an attractive feature window to watch the world go by.

The main hallway leads to all rooms and offers access into the communal areas via the traditional front door. The principal bedroom is a real treat, generous in size with an attractive ensuite. The second bedroom is a very good size with window to the front. A further shower room is situated off the main hallway.

In addition to the accommodation is a Communal Lift within the development, Residents Lounge, Laundry Room, Scooter store and landscaped gardens. The development provides an independent living opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of a House Manager. All apartments are equipped with a 24-hour emergency call facility.

*A parking permit is available for the underground parking at a cost of £250 PA

Entrance

Entrance Hall

Cupboard housing the providing storage and housing the water tank. Thermostat. Underfloor heating. Wall mounted 'Tunstall' device. Door into: -

Kitchen

9' 7" x 7' 5" (2.92m x 2.26m)

Modern Kitchen comprising a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink bowl unit. Electric oven with hob and extractor hood over. Fridge freezer. Built in dishwasher. Tiled splash backs. Under floor heating. Thermostat. Front aspect window with remote electric control for ease.

Living Room

23' 8" x 15' 9" (7.21m x 4.80m)

Door to the front which can be used as a private entrance. Television and Telephone points. Front aspect double glazed bay window which enjoys views of the Marina. Under floor heating. Thermostat.

Bedroom One

24' x 12' 4" (7.32m x 3.76m)

Front aspect double glazed bay window. Generously sized walk in wardrobe with shelving for storage. Underfloor heating. Television and Telephone points. Door into: -

En Suite

Suite comprising large double shower cubical, bathroom cabinet with shelving, wash hand basin and low level WC. Extractor fan. Underfloor heating. Thermostat. Tiling.

Bedroom Two

19' 7" x 9' 5" (5.97m x 2.87m)

Front aspect double glazed window. Versatile room as the vendor currently using as an office space. Television & Telephone points. Under floor heating. Thermostat.

Bathroom

Suite comprising large shower cubical, wash hand basin and low level WC. Glass shelf, Underfloor heating. Thermostat. Tiling.

Lease Length & Charges

The vendor informs us the lease is 125 which commenced in 2015, The Ground Rent is £495 PA and Service Charge is £5,100 PA, we are informed pets on request.

(This information should be confirmed by your solicitor before any expenditure)

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
 - 24-hour emergency call system
 - Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance





HARBOUR LIGHTS COURT

PRIVATE LAND



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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84 St. Thomas Street
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EPC Rating: C
Council Tax
Band: D

Service Charge:
5100.00

Ground Rent:
150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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