



PCMA
ESTATE AGENTS

18 Mardan Court, Upper Maze Hill, St. Leonards-On-Sea, TN38 0LH

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £175,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, TOP FLOOR, PURPOSE BUILT ONE BEDROOM plus STUDY/ OCCASIONAL ROOM APARTMENT. The property enjoys benefits including double glazed windows, ALLOCATED PARKING SPACE and a SHARE OF FREEHOLD.

Offered to the market conveniently located on this incredibly sought-after road in this favourable region of St Leonards, within easy reach of central St Leonards itself and walking distance to Warrior Square railway station, St Leonards seafront and the eclectic range of independent shops, bars and cafe's located on Kings Road and Norman Road.

This apartment is ideal for anybody looking for a WELL-PROPORTIONED and VERSATILE property in the area. Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL ENTRANCE HALL

Stairs rising to the third floor, private front door to:

ENTRANCE HALL

Wall mounted consumer unit for the electrics, wall mounted entry phone system, radiator, wall mounted thermostat control for gas fired central heating, storage cupboard, door to:

OPEN PLAN LOUNGE-DINER-KITCHEN

14'3 x narrowing to 9'7 x 13'2 narrowing to 20'9 (4.34m x narrowing to 2.92m x 4.01m narrowing to 6.32m)

Wood laminate flooring, radiator, television point, built in storage cupboard housing wall mounted boiler, kitchen area has a four ring gas hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer, space and plumbing for washing machine, double glazed windows.

BEDROOM ONE

13'6 x 8'9 (4.11m x 2.67m)

Radiator, double glazed window

STUDY/ OCCASIONAL ROOM

15'7 x 6'6 (4.75m x 1.98m)

Radiator, two double glazed windows having pleasant views extending over St Leonards and views to the sea.

BATHROOM

Panelled bath with mixer tap, shower over bath, vanity enclosed wash hand basin, double glazed window to rear, dual flush low level wc, shaver point, part tiled walls, double glazed window with obscured glass

OUTSIDE

The property has the benefit of an allocated parking space.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Over 900 years remaining.

Maintenance: Approx. £1000 per annum

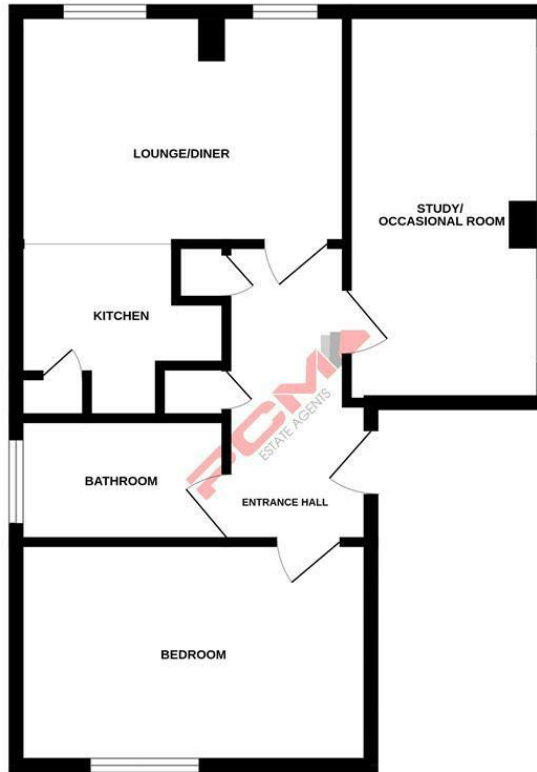
Ground Rent: £0

Sub Letting: Subject to the agreement from Freeholder.

Pet Exclusions: Parrots, reptiles (snakes) and rodents' due nature of construction. Indoor cats and dogs by agreement. Permission not unreasonably withheld.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	