



ESTATE AGENTS

15 Violet Court, Snowdrop Rise, St. Leonards-On-Sea, TN38 0GL

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Price £185,000

Located on the TOP FLOOR of this PURPOSE BUILT BLOCK is this SPACIOUS and well-presented TWO BEDROOM APARTMENT offering well-proportioned accommodation comprising entrance hall with two large storage cupboards, living room OPEN PLAN to kitchen, TWO DOUBLE BEDROOMS and a family bathroom. The property benefits from having GAS FIRED CENTRAL HEATING and DOUBLE GLAZING, a healthy lease of approximately 108 years remaining, the property also has ALLOCATED PARKING and a private bike shed.

Conveniently located within reach of amenities within St Leonards and also close to bus routes leading to Hastings town centre with it's comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Please call the owners agents now to book your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Into communal hallway, stairs rise to the Top Floor. Private front door into;

ENTRANCE HALL

Loft hatch providing access to a part boarded loft, wall mounted entry phone system, radiator, two floor to ceiling storage cupboards, one with plumbing for washing machine, door to;

LOUNGE/ DINING ROOM

14'1" max x 13'3" max (4.29m max x 4.04m max)
Television point, two double radiators, double glazed window to rear aspect.
Open plan to;

KITCHEN

11'6" max x 6'4" max (3.51m max x 1.93m max)
Fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring gas hob with extractor hood over, oven and grill below. Stainless steel sink unit with mixer tap, space for a tall fridge freezer, space and plumbing for washing machine/ dishwasher, wall mounted boiler, part tiled walls, double glazed window to side aspect.

BEDROOM ONE

13'6" max x 8'8" max (4.11m max x 2.64m max)
Radiator, double glazed window to rear aspect.

BEDROOM TWO

10'4" max x 10'2" (3.15m max x 3.10m)
Radiator, double glazed window to rear aspect.

BATHROOM

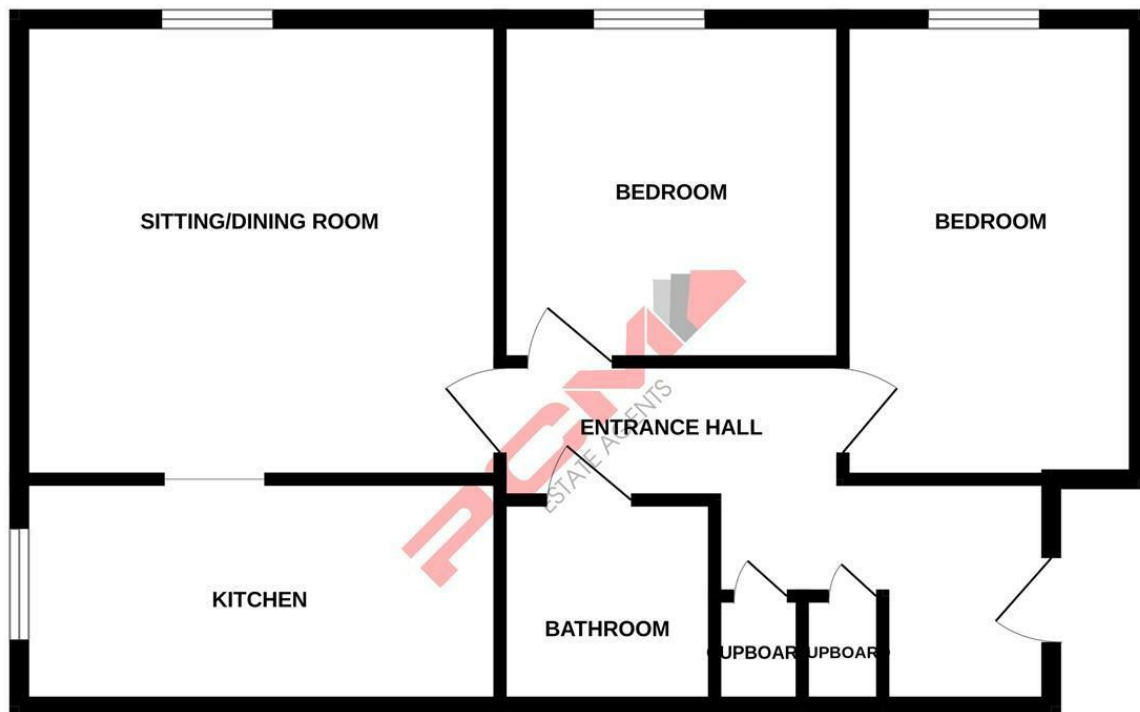
Panelled bath with shower over, pedestal wash hand basin, dual flush low level wc, part tiled walls, tile effect vinyl flooring.

TENURE

We have been advised of the following by the vendor:
Lease: 108 years approximately (125 years from September 2007)
Ground Rent & Service Charge Combined: Approximately £1500 p/annum



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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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	

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.