



ESTATE AGENTS

10 Albany Mansions, Upper Maze Hill, St. Leonards-On-Sea, TN38 0YD

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Tel: 01424 839111

Price £209,950

PCM Estate Agents are delighted to present to the market CHAIN FREE an opportunity to secure this GROUND FLOOR PURPOSE BUILT TWO DOUBLE BEDROOMED APARTMENT conveniently positioned in this incredibly sought-after region of St Leonards, close to bus routes and nearby amenities.

The property benefits from having a SHARE OF FREEHOLD and modern comforts to include gas fired central heating and double glazing in addition to a GARAGE.

The spacious accommodation comprises of a good sized entrance hall with three storage cupboards, 18ft LOUNGE-DINING ROOM, kitchen, SHOWER ROOM and TWO LARGE DOUBLE BEDROOMS both with BUILT IN WARDROBES.

This GROUND FLOOR APARTMENT must be viewed to fully appreciate the spacious accommodation and also the convenient location on offer. Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR

Leading to communal entrance hall, private front door to:

ENTRANCE HALL

Ample storage space, large coat cupboard with shelving, two further cupboards with shelving and storage space.

LOUNGE

18'6 x 11'10 (5.64m x 3.61m)

Coving to ceiling, wall mounted thermostat control for gas fired central heating, two double radiators, television and telephone points, large double glazed window to front aspect.

KITCHEN

12'8 x 9'3 narrowing to 5'8 (3.86m x 2.82m narrowing to 1.73m)

Fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, resin one & ½ bowl drainer-sink with mixer tap, space and plumbing for washing machine and tumble dryer, space for tall fridge freezer, radiator, wall mounted boiler, part tiled walls, double glazed window to front aspect.

BEDROOM ONE

16' x 11'6 (4.88m x 3.51m)

Built in wardrobes, double radiator, double glazed window to rear aspect.

BEDROOM TWO

10'2 x 9'5 (3.10m x 2.87m)

Built in wardrobes, radiator, double glazed window to rear aspect.

SHOWER ROOM

Large walk in shower enclosure with electric shower, pedestal wash hand basin, low level wc, part tiled walls, ladder style heated towel rail, double glazed obscured glass window to side aspect.

GARAGE

Up and over door.

OUTSIDE

There is the benefit of a bin store.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - 1/24 share.

Lease: Approximately 952 years remaining.

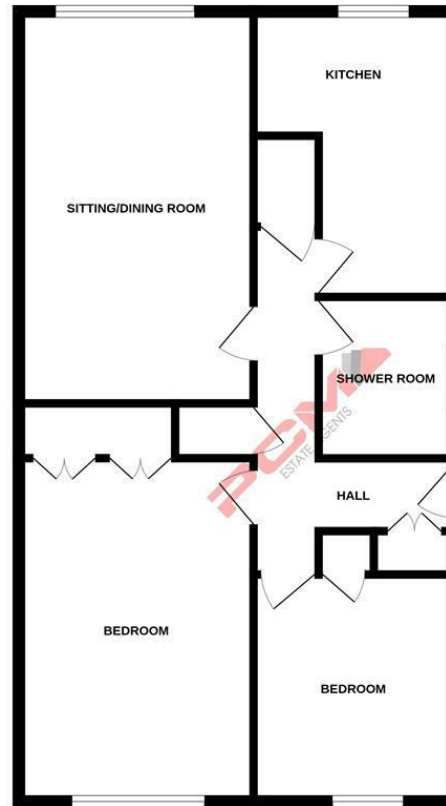
Service Charge: Approx. £1570 per annum, paid half yearly.

Ground Rent: 0

Managing Agents: Albany Mansions Limited.



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		