



ESTATE AGENTS

**5 Iris Court, Snowdrop Rise, St. Leonards-On-Sea, TN38  
0GN**

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**Price £189,950**

PCM Estate Agents are delighted to present to the market an opportunity to secure this very well-presented MODERN TWO BEDROOMED FIRST FLOOR PURPOSE BUILT APARTMENT ideally positioned in a popular residential area of St Leonards, within close proximity to local schooling and within easy reach of Hastings town centre. The property also benefits from a LONG LEASE and an ALLOCATED PARKING SPACE.

Accommodation comprises a spacious entrance hall, lounge with JULIETTE BALCONY being OPEN PLAN onto kitchen, MASTER BEDROOM with EN SUITE SHOWER ROOM, good sized second bedroom and a family bathroom.

The property is considered an ideal home or buy-to-let investment. Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

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

#### **ENTRANCE HALLWAY**

Telephone entry point, airing cupboard, additional storage cupboard, radiator, door to;

#### **LOUNGE**

15'3 x 12'9 (4.65m x 3.89m)

Double glazed doors with Juliette balcony to front aspect, telephone and television points, two radiators and open plan to;

#### **KITCHEN**

10'8 x 6'2 (3.25m x 1.88m)

Fitted with a range of eye and base level units with work surfaces over, four ring gas hob with extractor above and oven below, integrated fridge freezer, plumbing for washing machine, integrated dishwasher, stainless steel inset sink with mixer tap, cupboard housing wall mounted boiler, double glazed window to side aspect, part tiled walls, tiled flooring.

#### **BEDROOM**

11'9 x 8'8 (3.58m x 2.64m)

Built in wardrobes, double glazed window to front aspect, radiator, television point, door to;

#### **EN SUITE SHOWER ROOM**

5'3 x 5' (1.60m x 1.52m)

Shower with shower screen, low level dual flush wc, wash hand basin, inset ceiling spotlight, extractor fan, radiator, part tiled walls, shaver point, return door to hallway

#### **BEDROOM**

11'8 x 7'3 (3.56m x 2.21m)

Double glazed window to front aspect, radiator, return door to hallway.

#### **BATHROOM**

6'8 max x 6'2 (2.03m max x 1.88m)

Panelled bath with mixer tap and shower attachment, low level dual flush wc, wash hand basin, part tiled walls, shaver point, inset ceiling spotlights, extractor fan.

#### **PARKING**

Allocated space.

#### **TENURE**

We have been advised of the following by the vendor:

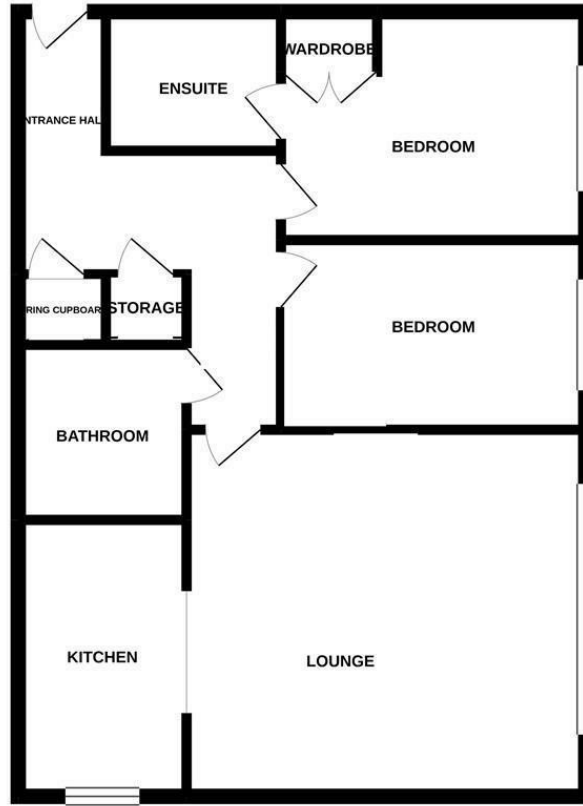
Lease: 999 years from 2009, approximately 981 years remaining.

Service Charge: £1453.08 per annum approximately, reviewed annually.

Ground Rent: £150 per annum approximately, reviewed annually.

Council Tax Band: B





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		81	81
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	