

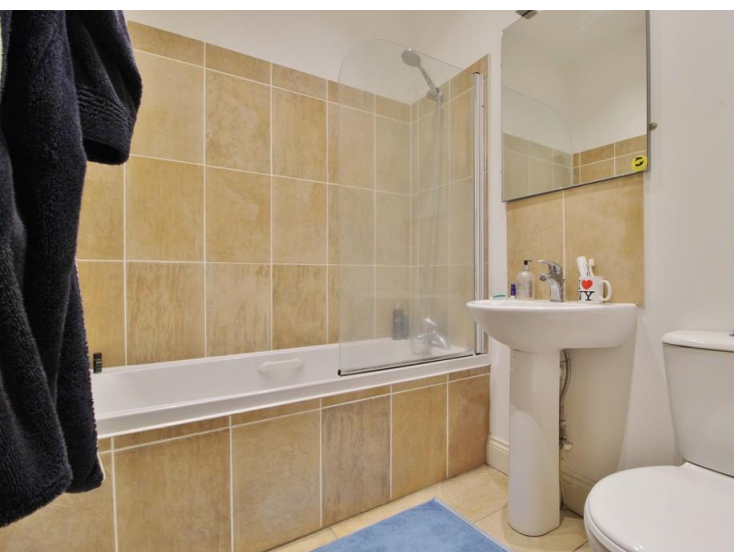


£289,995 Leasehold

TWO BEDROOM APARTMENT WITH OFF ROAD PARKING & NO CHAIN! A stylish top floor apartment located in the highly sought after area of Craneswater Park and set within an impressive period building, which was completely re-modernised in 2006. The internal accommodation is well-presented throughout and briefly comprises; entrance hall with large storage cupboard, two double bedrooms (both with fitted wardrobes), fitted bathroom suite and en-suite shower room to master bedroom, fitted kitchen with integral appliances and a southerly aspect living room. Externally, you will find an allocated parking space, tended communal gardens, bike store and private outside cupboard. Situated just moments away from Canoe Lake and the seafront, we highly advise an internal viewing to appreciate the location and accommodation on offer.



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COMMUNAL ENTRANCE

Secure intercom system, door to:-

COMMUNAL HALLWAY

Stairs to all floors, door to flat 12.

HALLWAY

Doors to all rooms, storage cupboard, laminate flooring.

BATHROOM

5' 9" x 6' 7" (1.76m x 2.01m)

Panel enclosed bath with central tap with shower attachment, low level WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring.

BEDROOM ONE

15' 1" x 9' 9" (4.60m x 2.99m)

Dual aspect double glazed windows, carpeted, radiator, built-in wardrobes, door to:-

EN-SUITE

5' 4" x 6' 8" (1.63m x 2.04m)

Shower cubicle with thermostatic mixer, low level WC, wall mounted wash basin, tiled to principal areas and tiled flooring, double glazed window to front elevation.

BEDROOM TWO

13' 11" x 9' 10" (4.25m x 3.01m)

Double glazed window to side elevation, built-in wardrobes with wall mounted boiler, carpeted, radiator.

LIVING ROOM

10' 2" x 16' 4" (3.11m x 4.98m)

Double glazed window to rear elevation, laminate flooring, radiator, sea vistas.

KITCHEN

11' 4" x 6' 3" (3.47m x 1.91m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces and stainless steel splashback, stainless steel sink and drainer unit with mixer tap, electric oven and gas hob with extractor hood, integral fridge/freezer, integral washing machine, tiled flooring.

COMMUNAL GARDEN

PARKING

One allocated parking space.

OUTSIDE

Accessible communal outside store for bicycles and scooters.

AGENTS NOTE:

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of September 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Pier Management/Fenton Court RTM

Balance of Lease: 109 years remaining

Ground Rent Charges: £150 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £1250 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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