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## Description

We are delighted to offer to the market this beautifully presented fourth floor studio flat ideally situated in this favoured part of Durrington with local shops, schools, parks, bus routes, David Lloyd Gym, the mainline station, and having easy access to both the A280 and A27 nearby.

Accommodation offers a westerly aspect studio with downland views and also benefits from double glazing and a reasonable maintenance charge.



## Key Features

- Fourth Floor Studio Flat
- Pull Down Bed
- Chain Free
- EPC Rating C
- Westerly Aspect with Downland Views
- Modern Bathroom
- Long Lease
- Council Tax Band A





### Studio

**5.57 (max into recess) x 5.29 (max into recess) (18'3" (max into recess) x 17'4" (max into recess))**

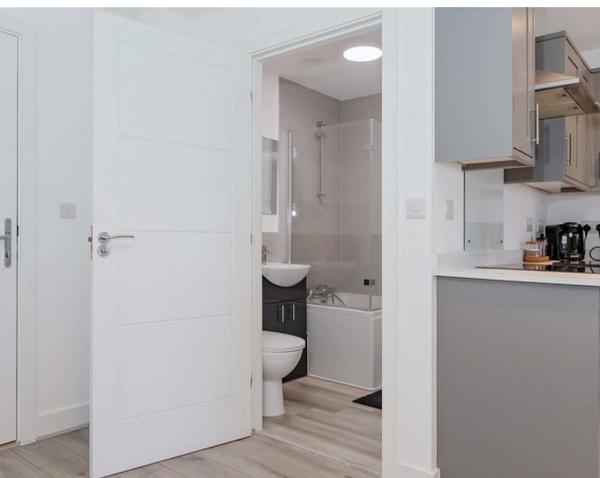
Sleeping area with fold down bed, wood effect flooring, media points, kitchen area with a range of shaker style grey kitchen units with marble effect worktops, stainless steel sink with mixer tap, integrated fridge/freezer, integrated washing machine, fitted electric oven and four ring hob with extractor fan over, downlighters, space for small dining table and chairs in bay, double glazed window with distant downland views, telephone entry intercom and storage cupboard housing hot water tank, electric consumer unit and expansion tank.

### Bathroom

With p-shape panel enclosed bath with mixer tap, shower attachment and glass shower screen, basin set in vanity unit with mixer tap, concealed cistern low flush WC, tiled splashbacks, shaver point, fitted mirror, heated towel rail and wood effect flooring.

### Tenure

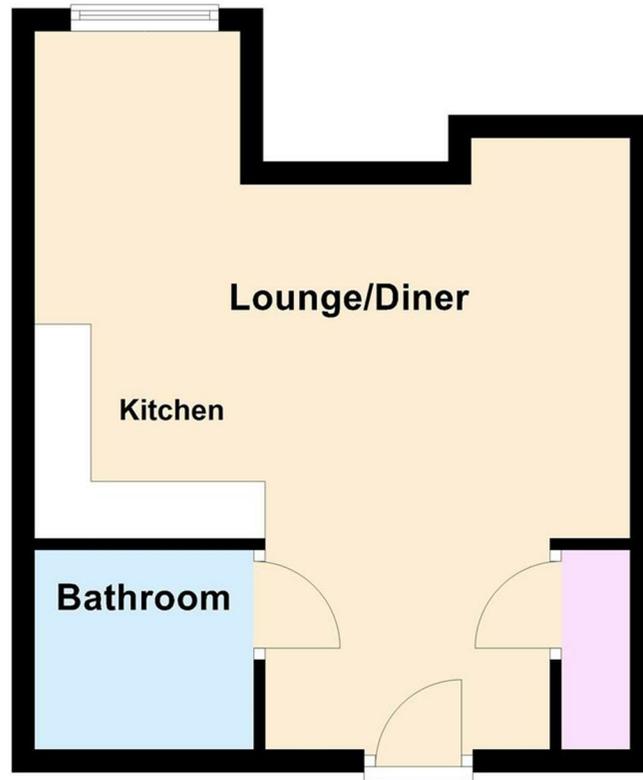
Leasehold with remainder of 125 year lease.  
Service Charge - £750 per annum.



## Floor Plan Columbia Drive

### Floor Plan

Approx. 29.1 sq. metres (313.6 sq. feet)



Total area: approx. 29.1 sq. metres (313.6 sq. feet)



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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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