



1



2



1



Description

We are pleased to offer to the market this two bedroom, ground floor flat, situated in the popular Broadwater location, close to local shopping facilities, parks, bus routes and mainline station.

Accommodation offers kitchen, lounge/diner, two double bedrooms and a family bathroom. The property also benefits from double glazed windows, gas fired central heating and communal gardens.

Key Features

- Ground Floor Flat
- Popular Broadwater Location
- Double Glazing
- Council Tax Band B
- Two Double Bedrooms
- Gas Fired Central Heating
- Communal Garden
- No Chain





Communal door leading to private front door.

Hallway

Radiator, light and storage cupboard.

Kitchen

3.80 x 2.15 (12'5" x 7'0")

Ceiling light, laminate flooring, range of wood effect wall and base units with worktops, tiled splashback, one and half bowl stainless steel sink with drainer, built in extractor fan, power points, double glazed window, space for washing machine, space for fridge/freezer, space for cooker and wall mounted Worcester boiler.

Lounge/Diner

4.90 x 3.19 (16'0" x 10'5")

Carpets, ceiling light, double glazed windows, gas fireplace with tiled heart, tv point, thermostat and radiator.



Bedroom One

4.29 x 3.63 (14'0" x 11'10")

Carpets, ceiling lights, power points, freestanding wardrobes with built in chest of drawers, radiator and west facing double glazed window.

Bedroom Two

3.61 x 2.49 (11'10" x 8'2")

Carpets, ceiling light, double glazed window overlooking the communal gardens, radiator and power points.

Shower Room

2.51 x 1.23 (8'2" x 4'0")

Low flush WC, shower with curtain rail adapted for assisted living, low level sink, heated towel rail, double glazed frosted window and extractor fan.

Tenure

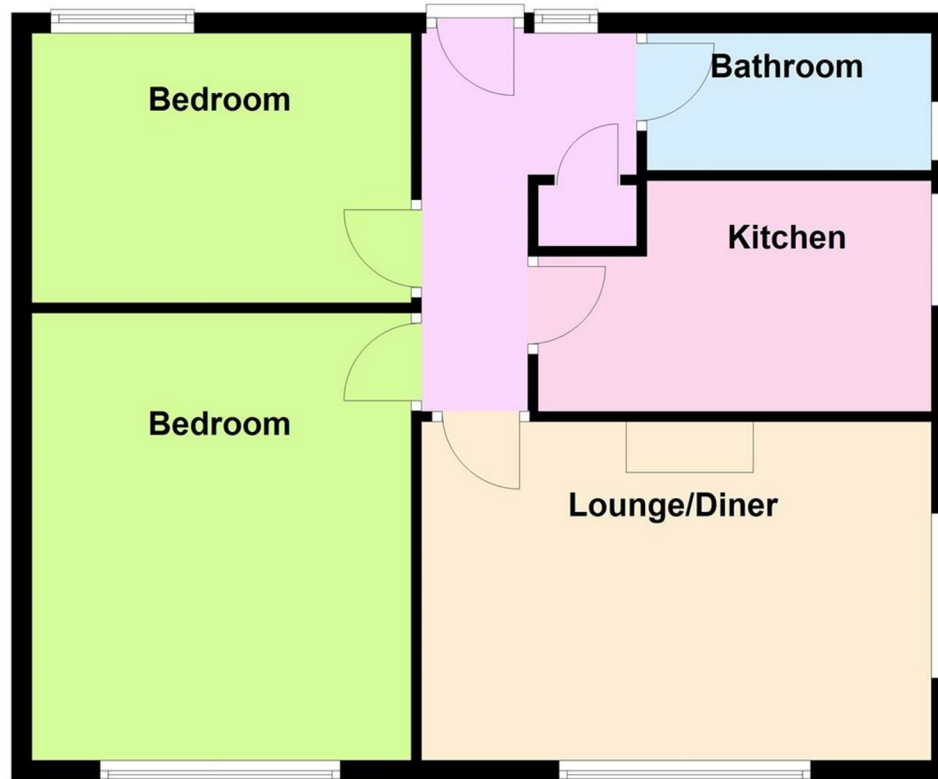
Leasehold with 935 years remaining.

Service Charge: £600 per annum.

Floor Plan Harrison Court

Floor Plan

Approx. 63.2 sq. metres (679.9 sq. feet)



Total area: approx. 63.2 sq. metres (679.9 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co