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Description

We are delighted to present to the market this beautifully presented, refurbished, purpose-built first floor apartment, ideally situated in this favoured central location, with town centre shops, restaurants, parks, the beach, and the mainline station all nearby.

Accommodation offers an entrance hall with built-in storage, a south westerly facing lounge/dining room overlooking the beautiful gardens and opening out onto a west facing balcony, a refitted kitchen, two double bedrooms, and a refitted family shower room. Other benefits include a long lease and residents' off road parking.

Key Features

- First Floor Apartment
- Lounge/Dining Room
- Refitted Modern Kitchen
- Communal Gardens
- Long Lease
- Two Double Bedrooms
- West Facing Balcony
- Modern Bathroom
- Resident Parking
- Council Tax Band B





Communal Hallway

Carpeted with stairs and lift leading to first floor.

Front door to:

Hallway

5.64 x 1.02 (18'6" x 3'4")

Wood laminate flooring, storage cupboards housing water tank and electric meters.

Lounge

5.43 x 3.59 (17'9" x 11'9")

Large south facing double glazed window, carpet, TV point, electric radiator, and double glazed doors with access to west facing balcony.

Bedroom One

4.03 x 3.41 (13'2" x 11'2")

Carpet, electric radiator, and large west facing double glazed window.

Bedroom Two

3.63 x 3.17 (11'10" x 10'4")

Double glazed south facing window, electric radiator, and large wooden mirrored wardrobe with ample storage.

Kitchen

3.31 x 2.65 (10'10" x 8'8")

Wood laminate flooring, emerald green matte wall and base units, double glazed window, wood worktop, white splashback tiles, space for fridge/freezer, washing machine and tumble dryer, electric oven, stainless steel extractor fan, and stainless steel sink and drainer.

Bathroom

Grey/blue tiled walls, walk in electric shower, double glazed frosted windows, white gloss WC with matching wash hand basin inset to vanity unit, and electric heater.

Tenure

Leasehold

With 960 years remaining.

Service Charge/Maintenance: £2200 per annum (includes Ground Rent)

Communal Gardens

Beautiful communal gardens.

Residents' Parking

On a first come, first served basis.

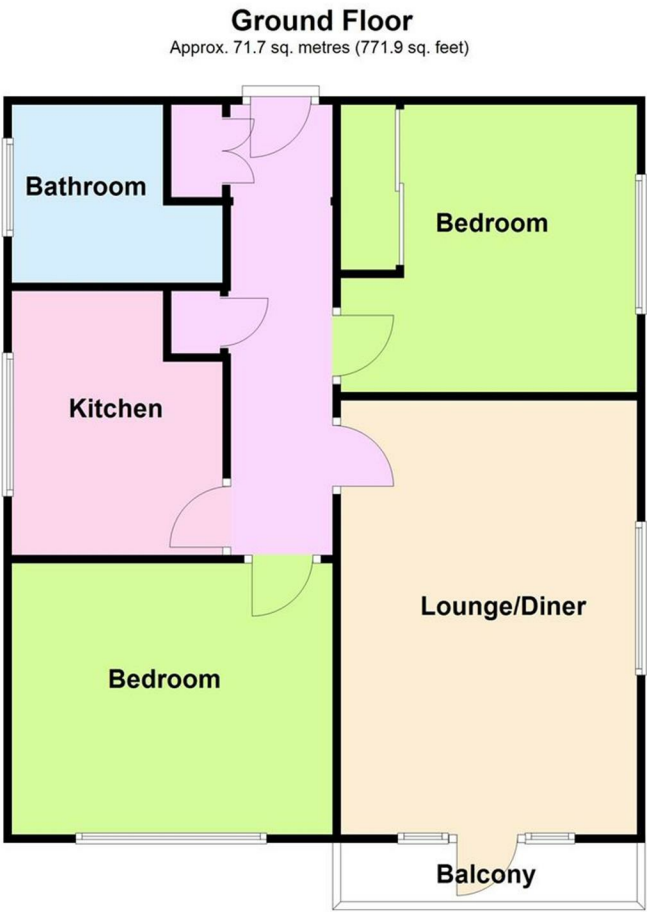


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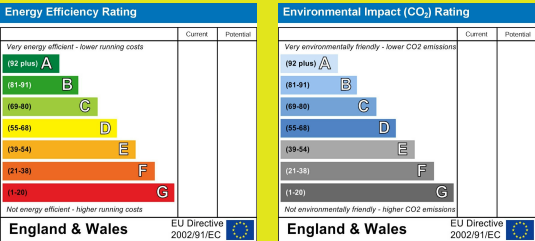
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Robert
Luff & Co

Floor Plan Wordsworth Road



Total area: approx. 71.7 sq. metres (771.9 sq. feet)



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