

## Rawlyn Road, TQ2 6PL

Guide Price £175,000 - £185,000

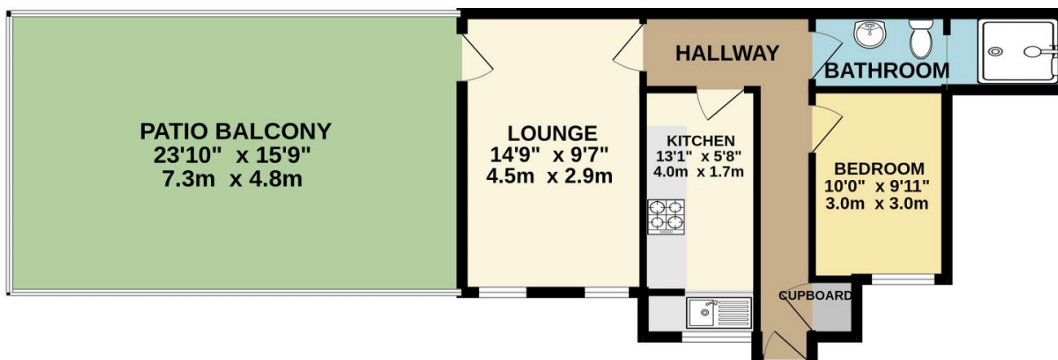
🛏 1 🚿 1 🚗 1



**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- 1st Floor Apartment
- Allocated Parking
- Well Presented
- Close to Sea Front
- EPC - D
- Private Large Balcony & Communal Garden
- Share of Freehold (992 years remaining)
- Spacious Bedroom
- Private Outside Storage
- Council Tax - B

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.  
Made with Metropix ©2024

The property comes with allocated parking, communal garden and outside storage. Steps lead up to your private entrance. The lounge is spacious and light with a door leading to the large private balcony which has amazing views. The modern kitchen has a range of units, stainless steel one and a half bowl sink, integrated fridge/freezer, dishwasher, electric oven and hob. The bedroom is also a spacious double. Lastly the shower room is complete with a walk in shower, low level wc and wash hand basin.

