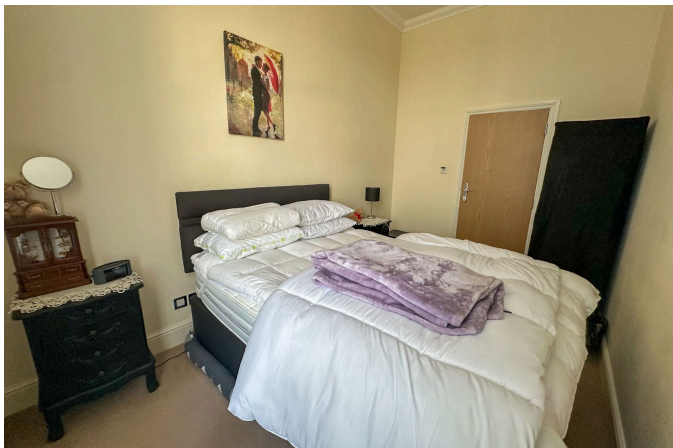


## Rawlyn Road, TQ2 6PL

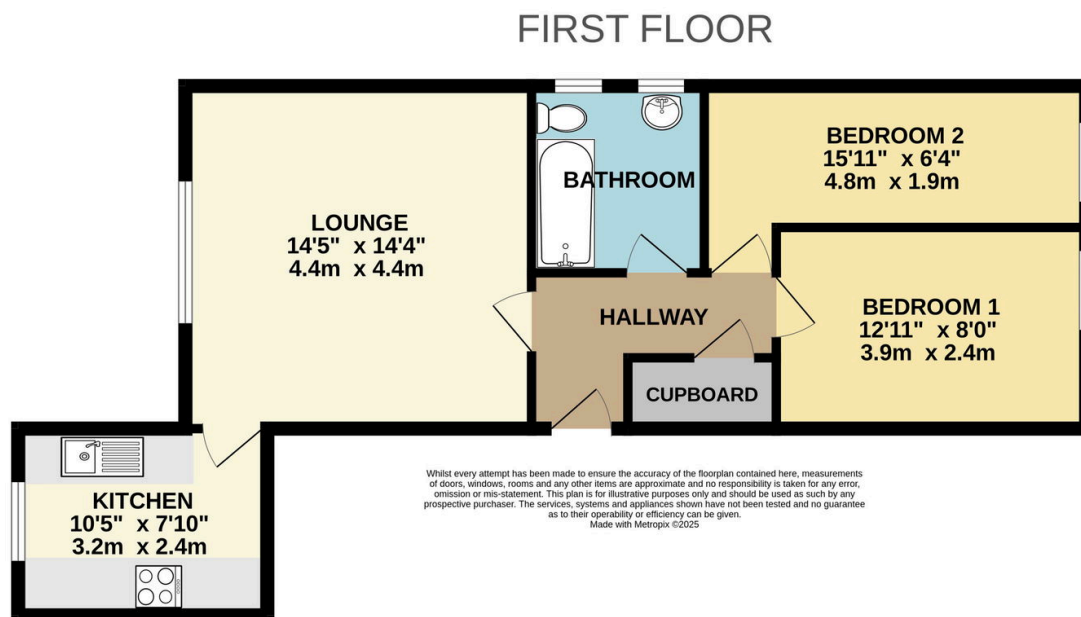
Guide Price £170,000 - £180,000

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**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).

- First Floor Apartment
- NO ONWARD CHAIN
- Amazing Views
- Sought After Location
- Close to Amenities & Sea Front
- Allocated Parking
- 1/17th Share of Freehold (990 years remaining)
- Service Charge - £1,200 pa
- Council Tax Band - B
- EPC - E



The Lounge is a spacious light and airy room. The kitchen comprises wall, base and drawer units, inset one and a half bowl sink unit, integrated fridge-freezer, dishwasher and washer/dryer, inset hob with built-in electric oven under. Bedroom's 1 & 2 are good-sized light and airy double's. The modern bathroom comes with a panelled bath with mixer tap, shower attachment, washbasin with mixer tap, and low level WC. outside is allocated parking space, communal garden and bike shed.

