

Invergordon House Warrior Gardens,St. Leonards-On-Sea TN37 6EB

fox & sons

welcome to

Invergordon House Warrior Gardens, St. Leonards-On-Sea

Guide price £150,000 to £170,000 *** A two bedroom flat located within the heart of St Leonard's. Close to the seafront, warrior square train station and local shops and pubs. perfectly positioned if you are looking to explore new restaurants, pubs and bars.



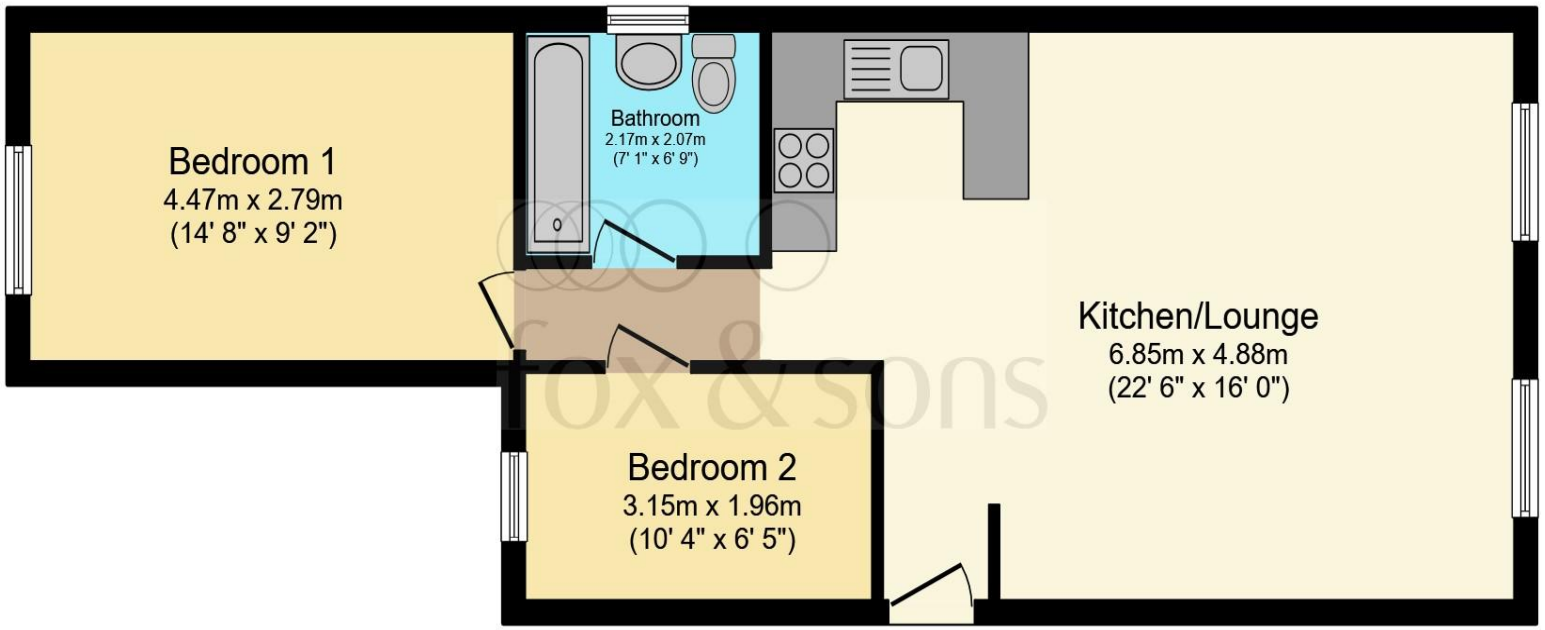












Lounge/Kitchen
22' 6" x 16' (6.86m x 4.88m)

Bedroom One
14' 8" x 9' 2" (4.47m x 2.79m)

Bedroom Two
10' 4" x 6' 5" (3.15m x 1.96m)

Bathroom

Total floor area 57.4 m² (618 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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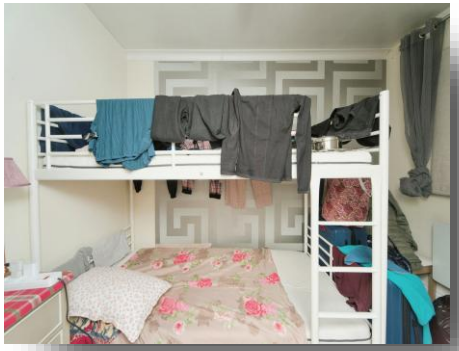
- HEART OF ST.LEONARDS-ON-SEA
- TWO BEDROOM FLAT
- OPEN PLAN LIVING AREA
- 0.2 MILES FROM SEAFRONT
- EASY ACCESS TO PUBLIC TRANSPORT

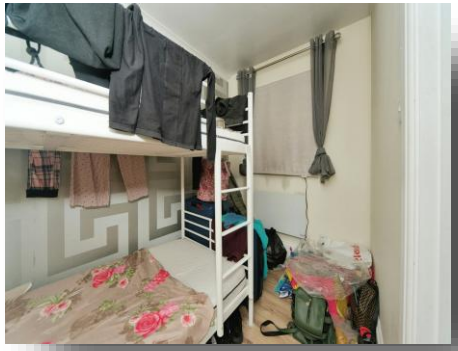
Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: 2000.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000 - £170,000









Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAS123769

The Property Ombudsman

Property Ref:
HAS123769 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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