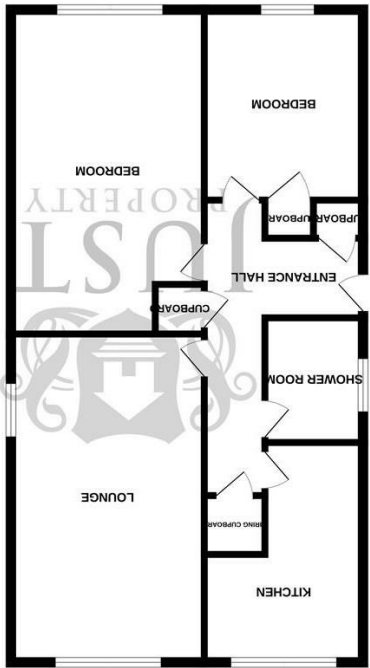




Energy Efficiency Rating		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Potential	Current	
	76	79

Measurements have been made to ensure the accuracy of the English standard floor measurements of rooms, including, but not limited to, the area of the floor. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



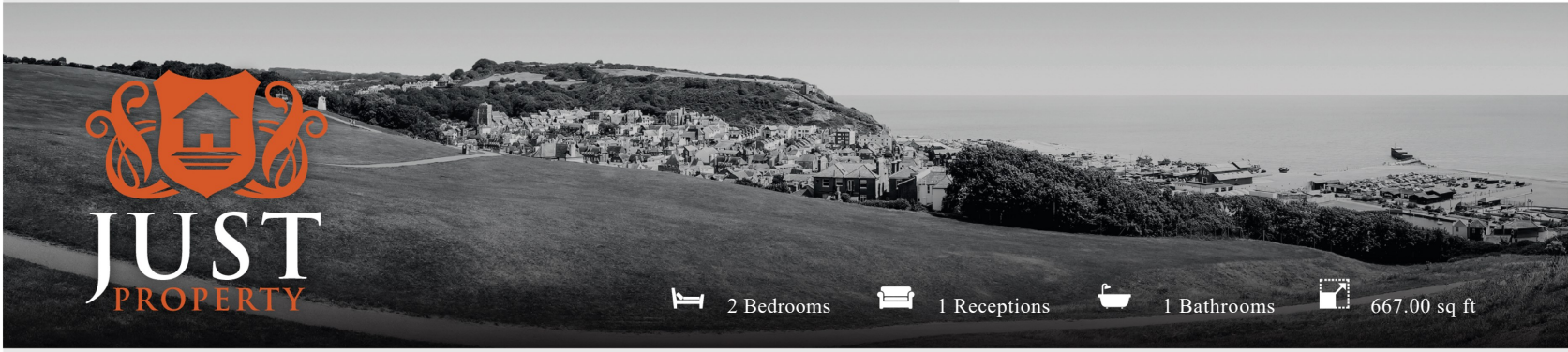
FIRST FLOOR



Flat 12, Albany Mansions Upper Maze Hill, St. Leonards-On-Sea, TN38 0YD

FLOORPLANS

www.justproperty.net



Flat 12, Albany Mansions Upper Maze Hill, St. Leonards-On-Sea, TN38 0YD

Leasehold - Share of Freehold

£179,500





PROPERTY DETAILS

CHAIN FREE

Just Property are pleased to bring to the market this extremely well-presented, purpose-built first-floor apartment in the ever-popular St Leonards area.

Situated close to Markwick Gardens and within easy reach of a fantastic selection of cafés, restaurants, and the seafront of both St Leonards and Hastings, this apartment also benefits from excellent transport links, with bus routes directly outside.

Positioned on the first floor and accessed via a residents' lift, the accommodation comprises a spacious entrance hallway with useful storage cupboards, two double bedrooms, a modern fitted shower room/WC, a well-appointed kitchen, and a generous 18ft lounge/dining room.

The property is offered with a share of the freehold, and there are approximately 950 years remaining on the lease. Maintenance charges are currently £1,700 per annum.

Further benefits include off-road residents' parking to the rear and the property is presented in excellent condition throughout.

For more information or to arrange a viewing of this CHAIN FREE, please contact the vendor's agents, Just Property.



ROOM DIMENSIONS

Communal Entrance

Residents Lift / Stairs To First Floor

Front Door

Hallway

Storage Cupboards

Shower Room / WC
7'3" x 5'9" (2.21 x 1.76)

Bedroom
18'0" x 11'0" (5.51 x 3.37)

Bedroom
10'9" x 8'11" (3.28 x 2.73)

Kitchen
12'7" x 8'11" max (3.84 x 2.73 max)

Lounge / Dining Room
18'8" x 10'11" (5.71 x 3.34)

Off Road Parking

FEATURES

- CHAIN FREE
- Two Double Bedrooms
- New Boiler and Gas Central Heating
- Off Road Residents Parking
- Fitted Kitchen
- Share of Freehold and 950 Year Lease
- Popular St Leonards Location
- Purpose Built Apartment Block
- First Floor Position

