



Gurnard Pines, Gurnard
£55,000

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Megan Baker
Estate Agents

Set at the very top of the site, this bright chalet is offered with no onward chain and provides two bedrooms; open plan living/kitchen and separate bathroom. Its position is elevated, giving it a leafy countryside outlook over the site and beyond, and the communal grounds around the chalet do provide some privacy, as it is at the end of the row. There is a communal parking bay opposite and the chalet is warmed by gas central heating, with UPVC double glazing. The site facilities include a gymnasium and studio for classes which requires a separate membership and there is a very handy on site shop as well as a lovely cafe. STRICTLY NO DOGS ON SITE WITH THE EXCEPTION OF REGISTERED ASSISTANCE DOGS.

Leasehold – lease length 99 years from 1/10/2000. Current annual service charge £1085.54 Current Annual Ground Rent £2732.17. EPC D-62. Council Tax Band A

UPVC double glazed entrance door into:

Living Area:

16'2" max x 14'2" max (4.95m max x 4.32m max)

A bright, open plan living area, decorated in white with a dark grey accent, which provides spaces for seating and dining. There is a large window to the front, providing an outlook over the site to the countryside and the kitchen is set in an L-shape to one side. It is fitted with cream fronted units with dark oak block worktops and has an integrated oven; hob and extractor hood. Wall mounted gas fired boiler; space for fridge/freezer and space for washing machine. Wooden door to:

Inner Lobby:

With doors to:

Bedroom One:

10'10" x 7'8" (3.32m x 2.36m)

A double bedroom with window to rear, decorated in pale yellow with oak style flooring.

Bedroom Two:

8'0" x 7'10" (2.46m x 2.39m)

A smaller double bedroom, again with oak style flooring and window to rear.

Bathroom:

5'9" max x 5'0" max (1.77m max x 1.54m max)

Fully tiled in white with an opaque side window. Fitted with white WC; wash hand basin and separate shower enclosure.

Outside:

The chalet has a patio area to the front which catches the afternoon sun and is surrounded

by communal green areas with trees to the rear, providing privacy.

Communal Facilities:

The site facilities include a gymnasium and studio for classes which requires a separate membership and there is a very handy on site shop as well as a lovely cafe.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower

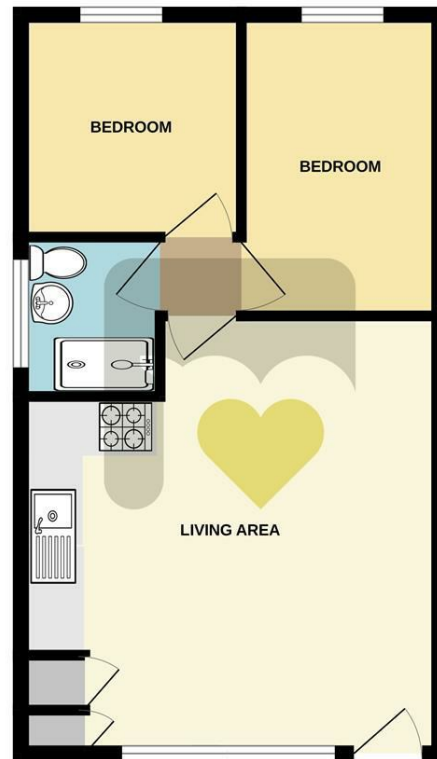
enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

Floorplan

GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	