



ALISON MCCAREY POWERED BY **exp**™ **UK**

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No Forward Chain

A beautifully presented one bedroom second-floor apartment in the prestigious King Edward VII development, with lift access and stunning views over the Edwardian gardens. This property features warm-toned hardwood flooring to the kitchen & Living areas, underfloor heating, and soft carpet to the spacious double bedroom. The open plan kitchen offers sleek quartz worktops, integrated premium appliances including Siemens Dishwasher & Fridge Freezer and plenty of storage and workspace. The stylish tiled shower room boasts a rainfall shower, tall chrome heated towel rail and Spacious Vanity Area. Enjoy a sunny south-facing balcony, secure garaged allocated parking space with EV charger, and use of residents' facilities including two boutique communal rooms with excellent Wi-Fi, gym, indoor heated pool, steam room, and 175 acres of private woodland walks in the South Downs National Park.

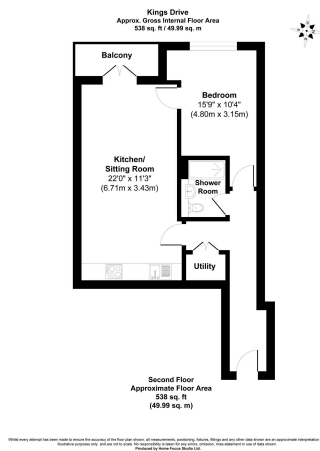


Floor Area: 536 sq. ft.

Tenure: Leasehold

Service Charge: £3551.04 per annum

Ground Rent: £150 per annum



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