



114 St. Nicholas Road

Littlestone New Romney TN28 8QA

- Ground Floor Flat
 - Fitted Kitchen
 - Fitted Bathroom
- New 125 Year Lease
- No Onward Chain
- One Double Bedroom
- Spacious Lounge/Diner
 - Electric Heating
 - Close To Seafront

Asking Price £130,000 Leasehold





Mapps Estates are delighted to bring to the market this well presented one bedroom ground floor flat, one of only five flats in a modern block located within a short walk of the green and seafront. The accommodation comprises a reception hall, a fitted kitchen and bathroom, a double bedroom with fitted wardrobes, and a spacious lounge/diner. Making an ideal first time buy or seaside retreat, and being sold with a new 125 year lease and the benefit of no onward chain, an early viewing comes highly recommended.

Located a short walk from Littlestone green and seafront and conveniently within walking distance of a local Spar store. In the nearby town of New Romney, there is a selection of independent shops and restaurants including a Sainsbury's store. Primary and secondary schooling are also located close by, with Littlestone championship golf course also within walking distance. Water sports and activities are also well catered for with Varne Boat Club within walking distance of the apartment and Lydd Aqua Park only a short drive away. The market town of Ashford is within half an hour's drive and offers a far greater selection of shopping facilities and amenities together with high speed rail services from Ashford International station with travelling time to London St. Pancras in under 40 minutes. Heading east along the coast you will find the nearby towns of Hythe and Folkestone, giving easy access to the Channel Tunnel Terminal and Port of Dover and M20 motorway. To the west, the delightful Medieval Cinque Port town of Rye is just a short drive away, with the larger historic seaside town of Hastings located further along the coast.

Communal Entrance Hall

A spacious communal entrance hall with a double glazed front door, automatic motion-sensor activated lighting, UPVC double glazed rear door to parking area, private UPVC front door to flat opening to reception hall.

Private Reception Hall

With built-in cupboard housing hot water cylinder, entry phone, consumer unit, electric storage heater.

Lounge/Diner 17'3 x 14'4 (max points)

Irregular in shape, with two front aspect UPVC double glazed windows, two electric storage heaters, coved ceiling.

Kitchen 8' x 6'5

With side aspect UPVC double glazed window, rolltop work surfaces with tiled splashbacks, inset stainless steel sink/drainers with mixer tap over, four ring electric ceramic hob with electric oven under, space and plumbing for washing machine, fitted store cupboards and drawers, vinyl flooring, electric heater.

Bedroom 11'2 x 10'8

With rear aspect UPVC double glazed window, range of matching wood effect fitted bedroom furniture comprising wardrobes, wall-mounted store cupboards, bedside cabinets and headboard, electric storage heater.

Bathroom 7'4 x 6'

With UPVC frosted double glazed window, panelled bath, pedestal wash hand basin, WC, part-tiled walls, wall-mounted electric fan heater.

Outside:

A front lawned area with a central path to the communal front entrance.

Lease/Service Charge/Ground Rent:

Lease: We have been advised the flat will be sold with a new 125 year lease.

Service Charge: £1,300.00 per annum

Ground Rent: £50.00 per annum





Total floor area 42.4 m² (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.