



ESTATE AGENTS

**Flat 2, 3, Albany Road, St. Leonards-On-Sea, TN38 0LP**

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**Price £139,950**

PCM Estate Agents welcome to the market this CHAIN FREE ONE BEDROOM FLAT, located on one of St Leonards most sought-after roads, with ORIGINAL PERIOD FEATURES and IN NEED OF UPDATING. Offered to the market CHAIN FREE.

Lease: Extended lease upon completion.  
Service Charge: As & When required  
Ground Rent: £0

Accommodation comprises an entrance hall, LOUNGE-DINER, kitchen, BEDROOM and a bathroom. The vendor has advised that the property will be sold with an EXTENDED LEASE upon completion.

Positioned on this sought-after St Leonards road, just a short walk from central St Leonards with a vast range of amenities.

### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, private front door to:

### **ENTRANCE HALL**

Doors to:

### **LOUNGE-DINER**

14'8 x 14'3 into bay (4.47m x 4.34m into bay )

High ceilings with original cornicing, ceiling rose, electric storage radiator, high skirting boards, sash window to front aspect.

### **KITCHEN**

11'4 x 5' (3.45m x 1.52m)

Galley style fitted with a range of base level cupboards and drawers with worksurfaces over and tiled splashbacks, inset sink, space for electric cooker, space and plumbing for washing machine.

### **BEDROOM**

13'4 x 10'1 (4.06m x 3.07m )

Electric storage radiator, high ceilings with cornicing, picture rail, high skirting boards, sash windows to front aspect.

### **BATHROOM**

Low level wc, pedestal wash hand basin, panelled bath, part tiled walls.

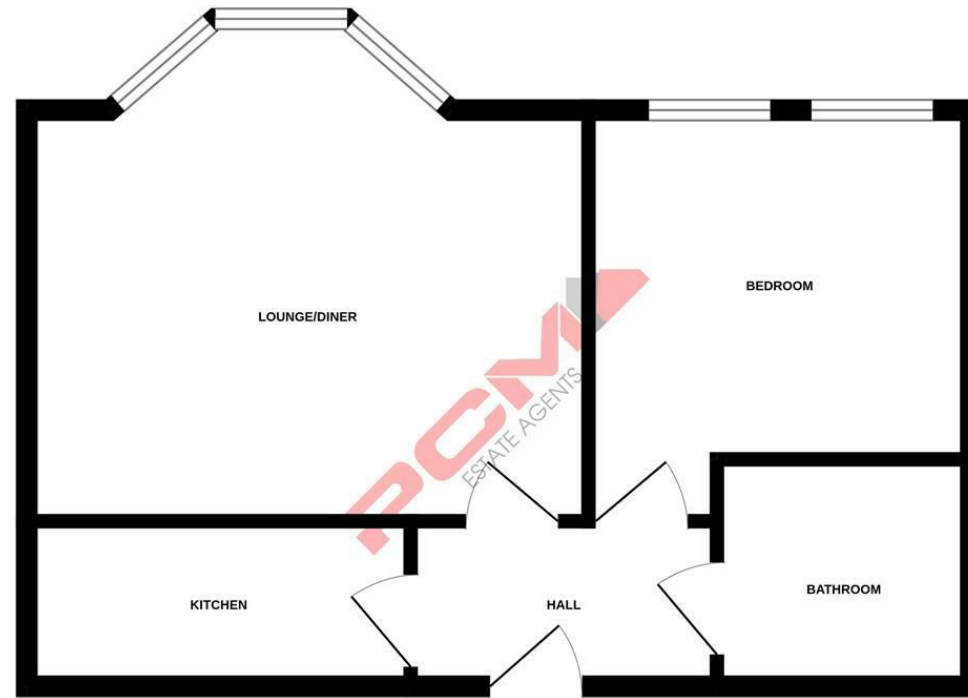
### **TENURE**

We have been advised of the following by the vendor:

Council Tax Band: A



# GROUND FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	