



**PCMA**  
ESTATE AGENTS

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**Price £200,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this TWO BEDROOM WELL-PROPORTIONED APARTMENT within a PURPOSE BUILT BLOCK, having use of COMMUNAL GARDENS and an ALLOCATED PARKING SPACE. Offered to the market CHAIN FREE.

Accommodation comprises a 13ft LOUNGE-DINER with access to a PRIVATE BALCONY, separate kitchen, TWO DOUBLE BEDROOMS and a SHOWER ROOM. The property has been recently modernised and is in good condition throughout.

Viewings come highly recommended, please call the owners agents now to fully appreciate the space that this CHAIN FREE APARTMENT has to offer.

### **COMMUNAL ENTRANCE**

With entry phone system, stairs and lift rising to the second floor, private front door to:

### **ENTRANCE HALL**

Entry phone system, storage cupboard with hanging space for coats and storage space for shoes, additional airing cupboard housing the hot water cylinder with additional shelving above, door to:

### **LOUNGE-DINER**

13'1 x 13'1 (3.99m x 3.99m)

Electric radiator, double glazed windows to side aspect, double glazed door opening onto:

### **PRIVATE BALCONY**

Perfect for a bistro style table and chairs, and for enjoying a summer's evening.

### **KITCHEN**

13'1 x 7'8 (3.99m x 2.34m)

Comprising a range of eye and base level units, integrated dishwasher, integrated fridge and freezer, integrated washing machine, four ring electric stove with extractor above, eye level electric oven with microwave above, inset one & ½ bowl inset sink with mixer tap, double glazed windows to side aspect.

### **BEDROOM ONE**

13'1 x 11'9 (3.99m x 3.58m)

Electric heater, double glazed window to side aspect.

### **BEDROOM TWO**

12' x 9'1 (3.66m x 2.77m)

Electric radiator, double glazed window to side aspect.

### **SHOWER ROOM**

Comprising a walk-in double shower with waterfall style shower head, bidet, wash hand basin with mixer tap and storage beneath, low level dual flush wc, chrome heated towel rail, part tiled walls, tiled flooring, frosted double glazed window to rear aspect.

### **OUTSIDE**

The property has an allocated parking space and use of communal gardens.

### **TENURE**

We have been advised of the following by the vendor:

Lease: 119 Years Remaining

Service charge: £1960 Per Annum

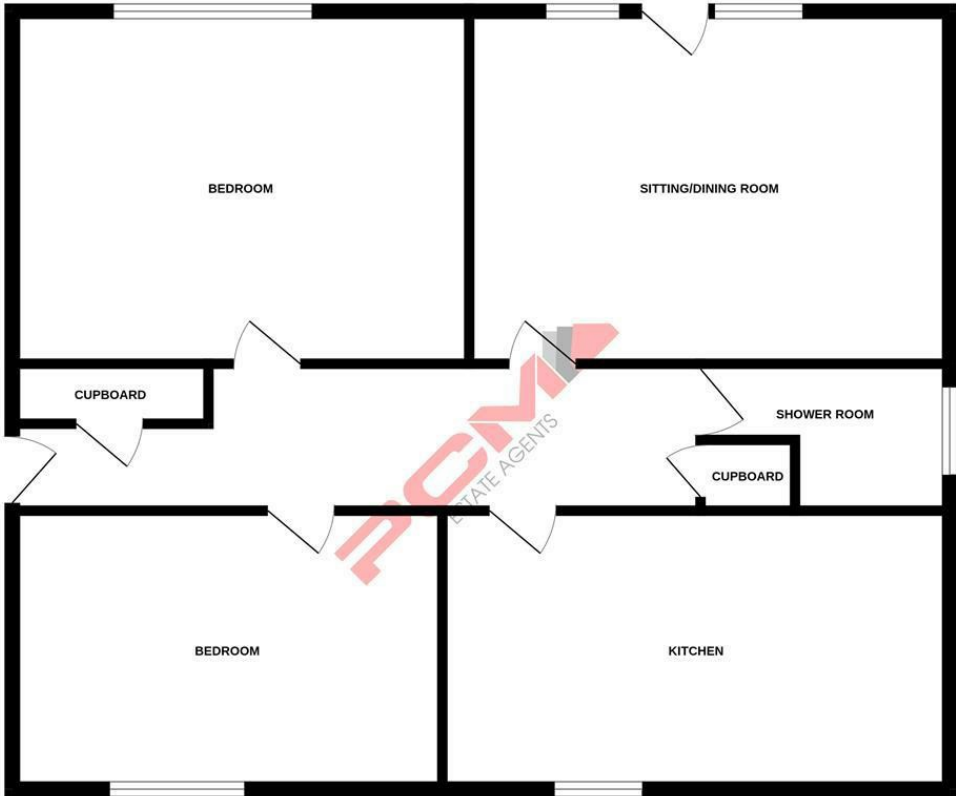
Ground Rent: £250 Per Annum

Letting & Air BnB: Not Allowed

Pets: Allowed



# 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		