



90 Gurnard Pines, Gurnard  
£79,000



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This smart and newly re-furnished Gurnard Pines chalet has GCH; UPVC double glazing and has recently had a new kitchen and bathroom as well as a new consumer unit with certification. Set to the top of the woodland side of the site; offered chain free and ready to go. It has the advantage of being one of the few remaining chalets with an old lease, paying only £10 per year combined ground rent and service charge. Leasehold - lease length 99 years from 26/8/1976 (49 years remaining). Council Tax Band -A. EPC D-56 No dogs allowed on site except registered assistance dogs.

**Smart UPVC double glazed front entrance door to:**

**Living Area:**

16'1" max x 14'8" max (4.92m max x 4.49m max)  
A bright and freshly re-furnished room with large front window and new flooring. Plenty of space for living and dining, with the kitchen area set to one side. Door to inner lobby.

**Kitchen:**

Fitted with white shaker style units and oak effect worktops. Integrated fridge; under counter oven and electric hob. Space and plumbing for washing machine; one and a half bowl stainless steel sink unit and wall mounted gas fired boiler.

**Bedroom One:**

10'7" x 7'11" (3.24m x 2.43m)

A double room in white decor with window to rear.

**Bedroom Two:**

7'11" x 7'9" (2.42m x 2.38m)

A smaller double bedroom with window to rear.

**Bathroom:**

6'3" max x 4'11" max (1.92m max x 1.52m max)

Fitted with a new and sleek white suite of WC; wash hand basin and bath with electric shower over. Glossy white tiling and opaque side window.





#### Outside:

There is a small patio area set to the front of the chalet, and the surrounding grounds provide communal spaces to enjoy, which are richly planted with trees, providing a variety of bird and wildlife.

#### Site Facilities:

The site has 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](mailto:hello@meganbakerestateagents.com)

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