



9, King Charles Place Emerald Quay | | Shoreham-By-Sea

LDN12 5 11

**WB**  
WARWICK BAKER  
ESTATE AGENT

*Warwick*

Valuers, Estate Agents & Chartered Surveyors





## 9, King Charles Place Emerald Quay | | Shoreham-By-Sea | BN43 5JH

Offers In Excess Of £215,000

\*\*\* £215,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE PLEASED TO OFFER TO THE MARKET A SECOND FLOOR PURPOSE BUILT FLAT IN EMERALD QUAY. THE PROPERTY BENEFITS FROM 2 BEDROOMS, MASTER WITH EN-SUITE, DUAL ASPECT LIVING / DINING ROOM WITH SOUTH AND WEST FACING WINDOWS, FITTED KITCHEN, BATHROOM, ALLOCATED OFF ROAD PARKING SPACE AND A PERSONAL FRONT DOOR. THE PROPERTY DOES REQUIRE SOME UPDATING.

RESIDENTS HAVE USE OF A HEATED SWIMMING POOL, HOT TUB, SAUNA AND GYM.

- SOUTH POINT, EMERALD QUAY
- ND FLOOR WITH LOFT ACCESS
- CALL NOW TO VIEW
- SOUTHERLY ASPECT LIVING / DINING ROOM
- PARKING
- 01273 461144
- TWO DOUBLE BEDROOMS
- ACCESS TO GYM, POOL & FACILITIES
- EN-SUITE TO MASTER
- WALKING DISTANCE TO TOWN



## ENTRANCE

Communal front door with entry phone system, stairs rising to the 2nd floor.

## ENTRANCE HALL

Doors giving access to all rooms, loft access.

## LIVING / DINING ROOM

**13'08 x 12'05 (4.17m x 3.78m)**

Double aspect, South and West facing double glazed windows.

## KITCHEN

**7'08 x 6'09 (2.34m x 2.06m)**

Modern range of wall and base level units with work surfaces, inset sink unit, space of appliances.

## BEDROOM 1

**15'04 x 9'10 (4.67m x 3.00m )**

Double glazed southerly aspect window, door to

## EN SUITE

Low level W.C

## BEDROOM 2

**10'04 x 7'09 (3.15m x 2.36m)**

Double glazed Westerly aspect double glazed window.

## BATHROOM

Matching suite, comprising panel enclosed bath with shower over, pedestal wash hand basin, low level W.C.

## EMERALD QUAY FACILITIES

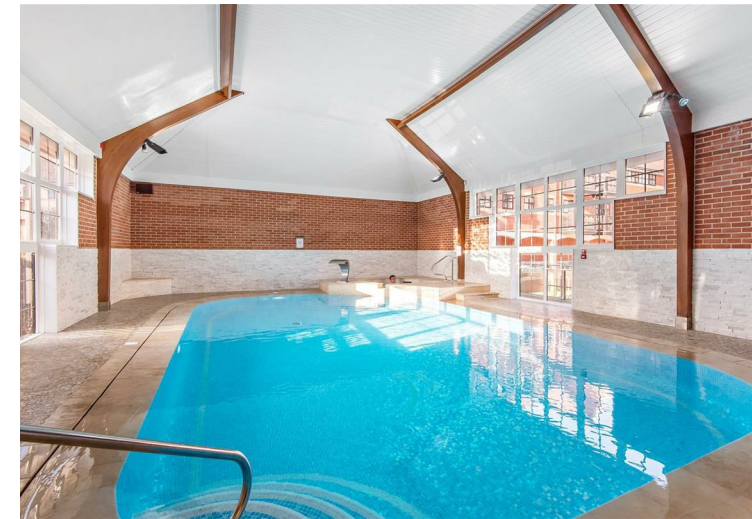
Emerald Quay has a communal gym and swimming pool facilities that are available for use, including a Residents Bar & Social Club.

## LEASEHOLD

MAINTENANCE - APPROX £1304 PER ANNUM

GROUND RENT - APPROX £200 PER ANNUM

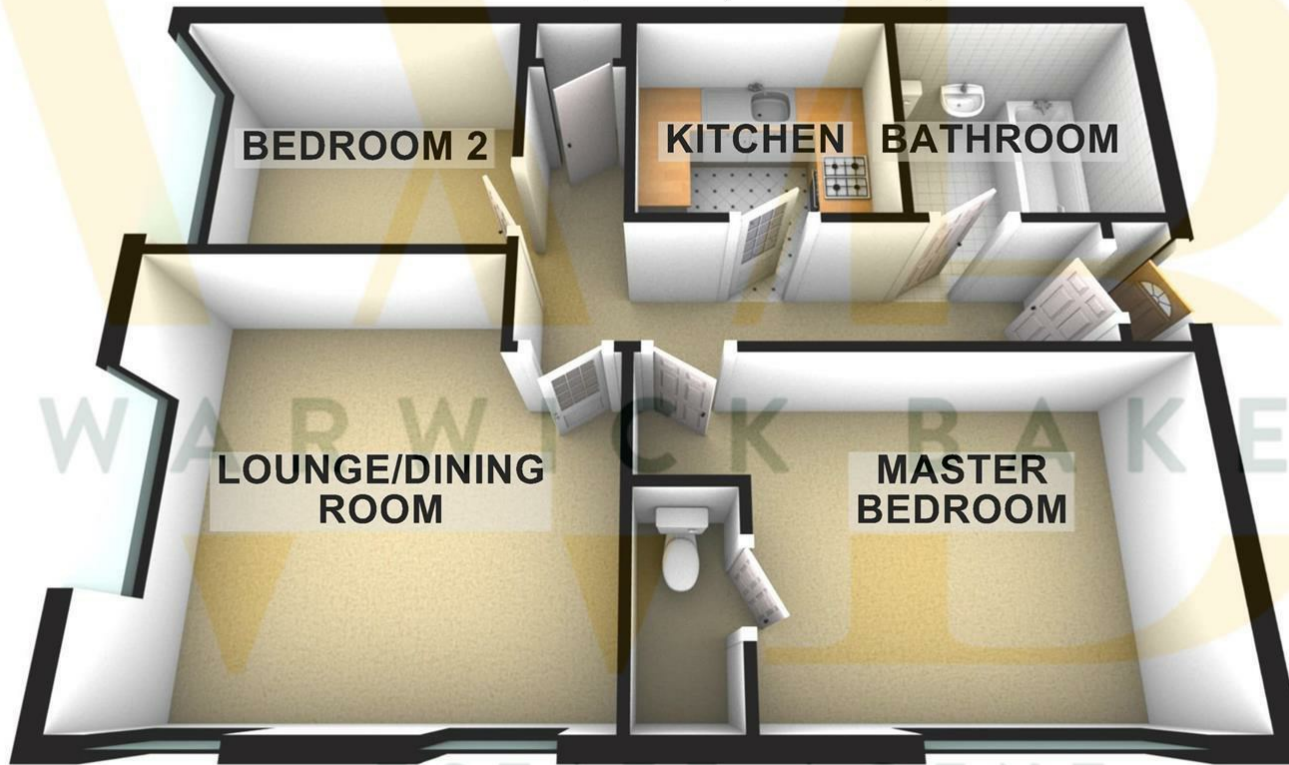
125 years from 1988



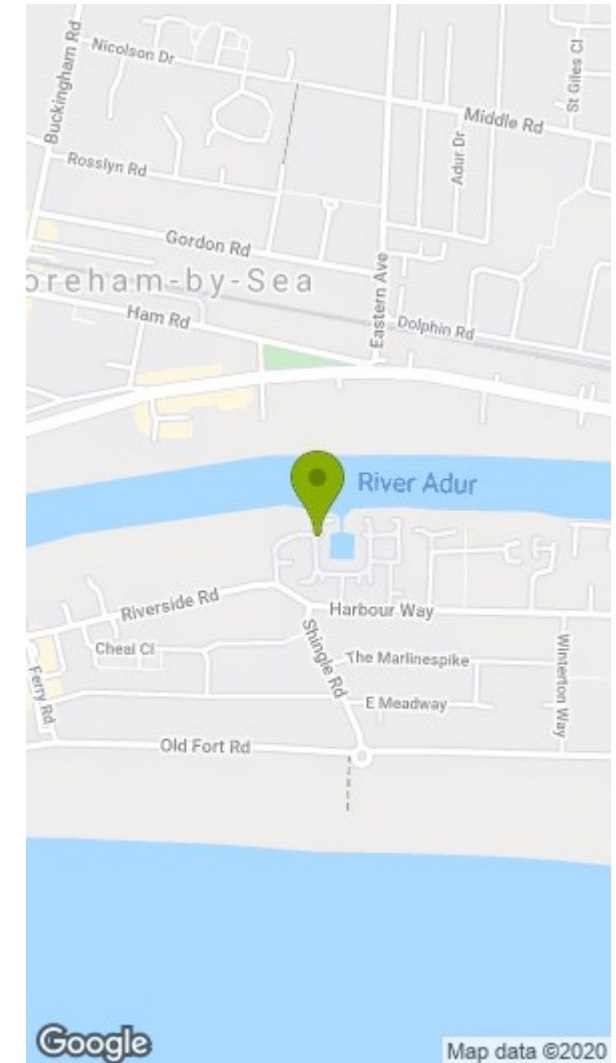


## SECOND FLOOR

APPROX. 56.6 SQ. METRES (609.6 SQ. FEET)



TOTAL AREA: APPROX. 56.6 SQ. METRES (609.6 SQ. FEET)



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(81-91) 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	