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E



## Description

We are delighted to offer this beautifully presented top floor purpose built apartment being situated in a great location for amenities, bus and train routes and the sea can be found a mile away. The accommodation in brief comprised of entrance hall, spacious living/dining room, modern fitted kitchen with utility room, two double bedrooms and a modern bathroom/w.c. Other benefits include a long lease, garage, double glazing and gas heating. Internal viewing is essential to fully appreciate the quality of this apartment

## Key Features

- Purpose Built Apartment
- Beautifully Presented
- Garage
- Leasehold
- Modern Fitted Kitchen
- Two Double Bedrooms
- Spacious Living/dining
- EPC Rating - E
- Council Tax Band - B
- Viewing Essential





#### Communal Entrance

Front door with security phone system, stairs leading to top floor

#### Entrance Hall

Access to loft space, radiator, security entryphone handset, Storage cupboard

#### Living/ Dining Room

**4.84 x 3.65 (15'10" x 11'11")**

Radiator, double glazed window, wall mounted fireplace, smooth and coved ceiling

#### Kitchen/ Breakfast Room

**3.2 x 2.63 (10'5" x 8'7")**

Measurements to include built in units and comprising of one and half single drainer sink unit, units and drawers under and over worktop surfaces, built in slim line dishwasher, oven, hob and extractor, breakfast bar, double glazed window, wall mounted gas fired central heating boiler, radiator, smooth and coved ceiling with spot lights

#### Utility Room

Plumbing and space for washing machine, fridge freezer, storage cupboard with gas and electric meters, double glazed window

#### Bedroom One

**3.74 x 3.65 (12'3" x 11'11")**

Double glazed window, radiator, smooth ceiling with spotlights



#### Bedroom Two

**3.18 x 3.68 (10'5" x 12'0")**

Radiator, double glazed window

#### Modern Bathroom/w.c

P Shaped bath with screen and shower unit over, wash hand basin, lower level WC with cupboards and drawers below, tiled walls, obscured double glazed window, smooth and coved ceiling with spotlights, heated towel rail

#### Outside

#### Lease & Service Charge Details

Lease - 999 years from 29/09/1960 - 932 years Remaining

Ground rent - £150 per annum

Ground Rent Review - TBC

Service Charge - £1,869.50

Service Charge Review - TBC

#### Communal Gardens

which surround the development

#### Garage & Residents Parking

There is a garage in a block to the rear and there is residents permit parking

## Floor Plan The Boulevard

### Floor Plan

Approx. 67.2 sq. metres (723.5 sq. feet)



Total area: approx. 67.2 sq. metres (723.5 sq. feet)

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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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Robert  
Luff & Co