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Description

We are delighted to offer to the market this newly refurbished retirement flat offering easy access to all local amenities, bus routes, station, local shops and the seafront.

The property benefits from an entrance hall, two bedrooms, parking, communal room and a communal garden. Other benefits include new carpets and underlay, being refurbished throughout, and having beautiful views looking over the South.



Key Features

- Retirement Apartment
- Off-Road Parking
- Communal Room
- Refurbished Throughout
- Two bedrooms
- Communal Garden
- EPC Rating C
- Council Tax Band B





Lift and stairs to front door. Door opening to:

Entrance Hallway

Night storage heater. Covings. Door to:

Lounge/ Diner

4.28 x 3.42 (14'0" x 11'2")

Night storage heater. Covings. Newly fitted carpet. Double glazed Southerly aspect window to rear.

Kitchen

2.18 x 2.05 (7'1" x 6'8")

Wide range of white fronted wall and base units. Black marbel effect work surfaces incorporating a stainless steel sink with hot and cold tap.

Bedroom One

4.28 x 2.74 (14'0" x 8'11")

Covings. Newly fitted carpet. Double glazed window. Night storage heater. Two fitted mirror fronted wardrobes with hanging and shelving.

Bedroom Two

4.28 x 2.43 (14'0" x 7'11")

Covings. Double glazed window. Fitted mirror fronted wardrobe with hanging and shelving.

Shower Room

2.05 x 1.55 (6'8" x 5'1")

Walk in shower with screen. Fitted shower with attachment. Hand rail. Low level flush WC.

Wash hand basin with mixer taps set in a vanity unit with space for storage.

Tenure

Years remaining on lease - 89
Years remaining

Annual Maintenance - £2,200
every 6 months

Annual Ground Rent - £277 half
yearly

Agent Note

Please note the property has been tenanted since the photos were taken.



Floor Plan Broadwater Road



Total area: approx. 56.5 sq. metres (607.9 sq. feet)

| 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 | | 73 | 78 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ 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.

