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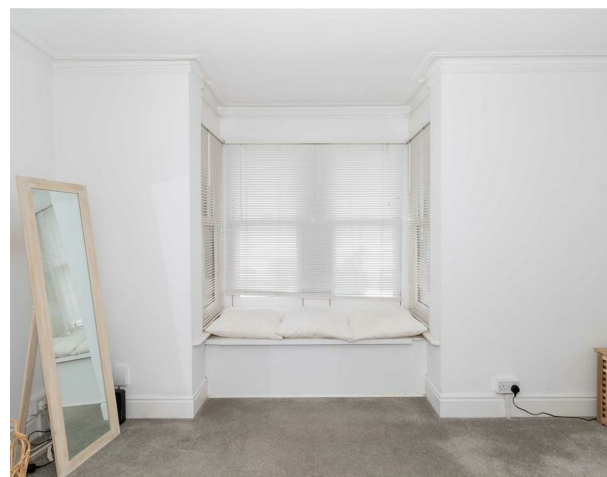


Description

We are delighted to offer to market this really well presented first floor flat, ideally situated in this favoured Broadwater location with local shops, schools, parks, bus routes, and easy access to both the A27 and A24 nearby. Accommodation comprises an entrance hallway, living room, a lovely modern kitchen, a double bedroom and a bathroom.

Key Features

- First Floor Flat
- Modern Kitchen
- Leasehold
- EPC Rating - C
- Popular Broadwater Location
- Lovely Bay Window Seating Area
- Easy Access To A27 and A24
- Council Tax Band - A





Communal Entrance

Communal front door leading to communal hallway. Leading to:

Private Entrance

Private front door with stairs leading to:

Landing Area

Loft storage access, Gas radiator, Entrances into:

Lounge

4.60 (into bay) x 4.60 (15'1" (into bay) x 15'1")

Triple aspect windows with cushioned seating area beneath, Radiator, Electric Fireplace, TV point, WIFI router point.

Bedroom

3.78 x 2.50 (12'4" x 8'2")

South facing double glazed window, Two built in storage cupboards, Internal shelving storage area, Radiator.

Kitchen

2.62 x 2.52 (8'7" x 8'3")

South facing double glazed window, Built in electric oven with four electric hobs, "Ideal" Boiler system, Plumbing for washing machine, Space for a freestanding fridge freezer, Laminate worktop surfaces, Cream wall unit cupboards.

Bathroom

Double glazed frosted window, Panel enclosed bath with overhead shower, Tiled walls, White gloss sink, White gloss WC.

Tenure

Lease Term Remaining - New Lease Upon Completion

Service Charge - £300 Per Annum

Ground Rent - £75 Per Annum



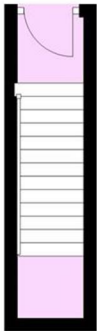
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Robert
Luff & Co

Floor Plan Broadwater Street East

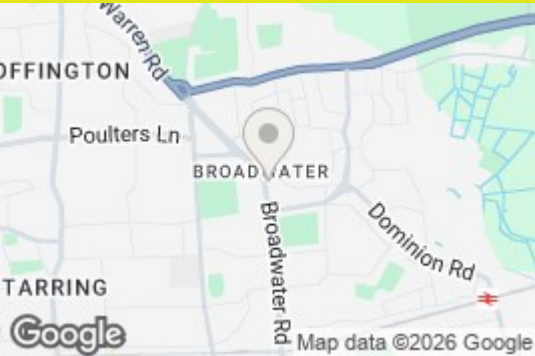
Ground Floor
Approx. 4.8 sq. metres (51.9 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.7 sq. feet)



Total area: approx. 54.0 sq. metres (581.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.