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## Description

We are pleased to offer to the market this well maintained two bedroom first floor apartment, situated in the heart of Salvington, close to local shopping facilities, parks, schools, bus routes and mainline station.

The accommodation comprises a private entrance, spacious reception room, double glazing, modern storage heaters, and a garage within a compound. Additional benefits include a long lease and low ongoing maintenance costs.

## Key Features

- First Floor Flat
- Private Entrance
- Double Glazing
- Garage
- Two Bedrooms
- Spacious Reception Room
- Modern Storage Heaters
- Council Tax Band B







#### **Private Entrance**

Stairs up to first floor and under stairs storage cupboard.

#### **First Floor Landing**

Airing cupboard, storage cupboard and access to part boarded loft with ladder.

#### **Kitchen**

**4.12 x 2.14 (13'6" x 7'0")**

Double glazed window to rear, fitted kitchen with range of wall and base units, sink with drainer, integrated electric oven and hob with cooker hood, space for fridge/freezer, and plumbing for washing machine.

#### **Lounge**

**3.83 x 3.56 (12'6" x 11'8")**

Double glazed window to rear, modern night storage heater, tv point and telephone point.

#### **Bedroom One**

**3.80 x 2.63 (12'5" x 8'7")**

Double glazed window to front and night storage heater.

#### **Bathroom**

Panel enclosed bath with shower over, tiled walls, tiled floor, single pedestal wash hand basin, dual button WC and extractor fan.

#### **Garage**

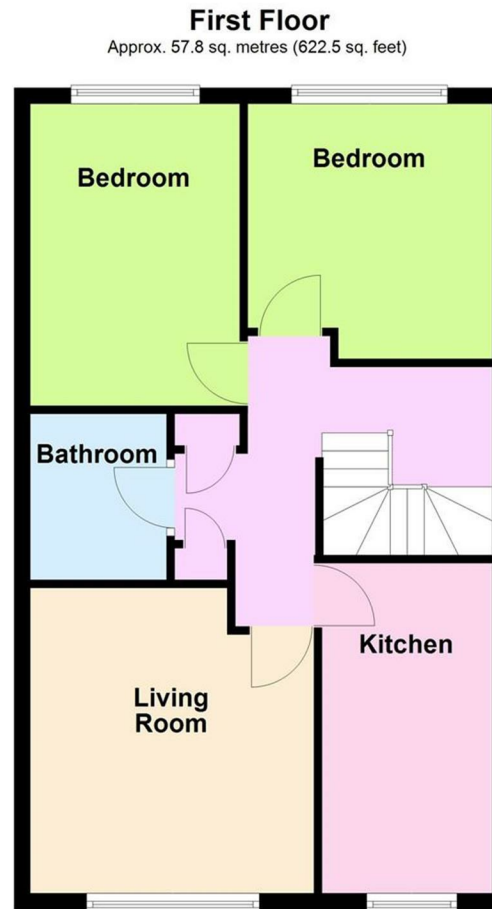
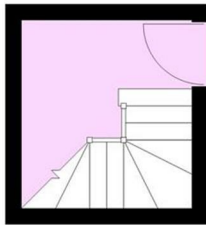
Located in compound with up and over door.

#### **Tenure**

Leasehold with 139 years remaining on the lease.  
Service Maintenance Charge: £649 every six months.

## Floor Plan Walton Close

**Ground Floor**  
Approx. 5.1 sq. metres (54.8 sq. feet)



Total area: approx. 62.9 sq. metres (677.3 sq. feet)



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
|   | Current | Potential |   | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (82 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (61-81) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (50-60) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (39-49) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (21-38) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (11-20) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           |   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.

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