



Broadwater Boulevard



Asking Price
£180,000
Leasehold

- Top Floor Apartment
- Broadwater Location
- EPC Rating - F (27)
- Modern Kitchen
- Council Tax Band -
- Two Bedrooms
- South Facing Lounge
- New Lease Upon Completion
- Leasehold

Robert Luff and co are delighted to offer to the market this second floor apartment, situated in the heart of Broadwater, close to local shopping facilities, parks, schools, bus routes and mainline station. Accommodation offers communal entrance hall, lounge, kitchen, two bedrooms and bathroom. Other benefits include

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Communal Entrance

Communal front door. Stairs leading to second floor. Front door leading to:

Entrance Hall

Storage cupboard with hanging and shelves. Laid wood floor. Electric consumer unit.

Lounge 15'10" x 10'11" (4.85 x 3.33)

Double-glazed south facing window. TV point. Radiator.

Kitchen 9'9" x 6'11" (2.98 x 2.11)

A range of matching high gloss base and wall units. Worktop incorporating stainless steel mixer tap. Electric oven. Four ring hob. Extractor fan. Space for fridge/freezer. Space for further appliance. Tiled splash back walls. Double-glazed window.

Bedroom One 10'10" x 9'4" (3.31 x 2.87)

Double-glazed sash window with distant down land views. Radiator.

Bedroom Two 9'3" x 7'10" (2.84 x 2.39)

Double-glazed window. Radiator.

Bathroom

Tile panel enclosed bath with shower over. Pedestal wash hand basin. Low level flush WC. Double-glazed window.

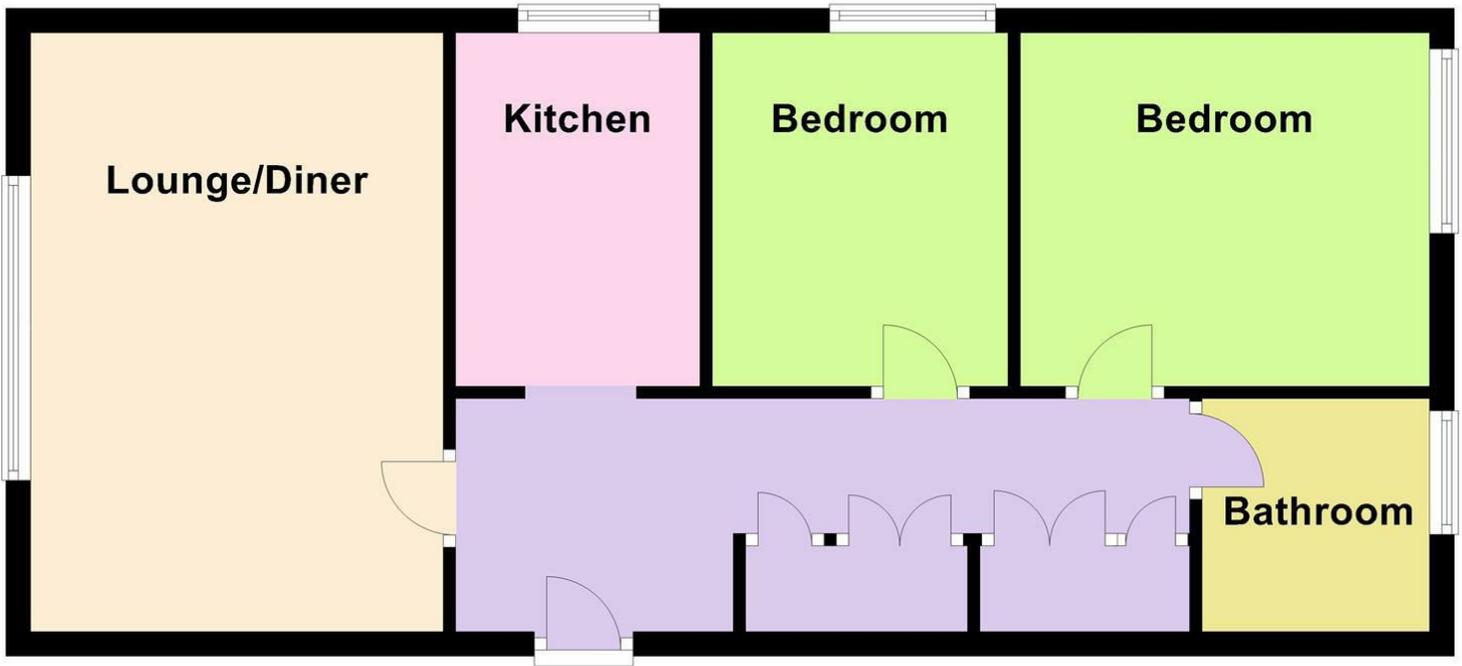
Tenure

Leasehold - New lease upon completion



Floor Plan

Approx. 55.5 sq. metres (597.4 sq. feet)



Total area: approx. 55.5 sq. metres (597.4 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			
			57
		27	
England & Wales		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.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

T: 01903 331247 E: info@robertluff.co.uk

www.robertluff.co.uk