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Whilst every attempt has been made to ensure the accuracy of the floorplan, the floorplan is a general guide only and should not be relied upon for any purpose. The floorplan is a general guide only and should not be relied upon for any purpose. The floorplan is a general guide only and should not be relied upon for any purpose.

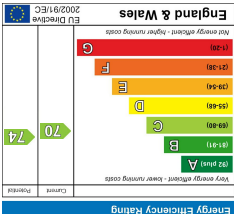


FLOOR PLAN



AREA MAP

EPC





GENERAL INFORMATION

An attractive ground floor two bedroom apartment boasting spectacular sea views across Langland Bay and the golf course to the front. The property is situated in the prestigious sought after area of Langland and ideally located to take advantage of all the area offers, that being beaches, cliff walks and the popular Langland brasserie which is on your doorstep. The accommodation briefly comprise: entrance hall, open plan lounge into dining area, kitchen, two bedrooms and a bathroom. Externally is an allocated parking space. Viewing is recommended to appreciate the location and accommodation on offer. EPC - C

FULL DESCRIPTION

**Entrance**  
Enter via front door into:

**Hallway**  
18'11 x 2'10 (5.77m x 0.86m)  
Coving to ceiling. Radiator. Built in cupboard providing ample storage. Further built in cupboard. Rooms off:

**Dining Room/Lounge**  
20'02 x 11'00 (6.15m x 3.35m)  
Double glazed sliding doors to sit out balcony with sea views over Langland Bay and cliffs. Fireplace with wood surround and inset electric fire. Two radiators. Coving to ceiling. Door to:



**Kitchen**  
10'03 x 9'02 (3.12m x 2.79m)  
Double glazed window to front with sea views over Langland Band and cliffs. Fitted with a range of wall and base units with worktop over. Inset stainless steel 1 1/2 bowl sink with mixer tap over. Inset electric 4 ring hob with electric oven under. Integrated fridge/freezer. Space and plumbing for dishwasher and washing machine. Breakfast bar area with seating. Partially tiled walls and fully tiled flooring. Wall mounted gas central heating boiler. Modern upright radiator.

**Bedroom 1**  
10'11 x 10'10 (3.33m x 3.30m)  
Double glazed window to rear. Radiator. Built in wardrobes providing ample storage and hanging space.

**Bedroom 2**  
10'10 x 9'04 (3.30m x 2.84m)  
Double glazed window to rear. Radiator.

**Bathroom**  
8'06 x 7'08 (2.59m x 2.34m)  
Double glazed privacy window. Fitted with a four piece suite comprising wc, wash hand basin, bath and shower cubicle with mains shower. Radiator. Tiled walls and flooring.

**Tenure**  
Leasehold - Lease Details:  
999 year lease with 987 years remaining.  
Ground Rent: £100 per annum reviewed annually in June.  
Service Charges: £900 per annum reviewed annually in April.

**Council Tax Band**  
Currently exempt until 31st March 2025 due to business rates.  
Normal rate band F

**Services**  
Mains gas, electric, drainage & water.  
Broadband is currently supplied via BT .  
Please refer to Ofcom checker for further information  
There current owners have advised there is no known issue with mobile phone coverage, Please refer to Ofcom checker for further information.

**Additional Information**  
No pets allowed.

