



40 Gurnard Pines, Gurnard

£52,000



Megan Baker
Estate Agents

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Located in a bright and sunny position on the Gurnard Pines site, this chalet is warmed by gas central heating and has UPVC double glazing. It is well presented throughout, with modern decor and comprises an open plan living area incorporating the stylish kitchen/dining and sitting room as well as two bedrooms and bathroom. The site itself has large communal green areas, as well as a Spar shop; gymnasium and class studio (requiring a membership). Leasehold - lease length 99 years from 1/10/2000. Council Tax Band - A. EPC D-59. Current annual ground rent £2,732.17 Current annual service charge £1,085.54
PLEASE NOTE THAT DOGS ARE NOT ALLOWED ON THE SITE.

UPVC double glazed front entrance door into:

Living Area:

16'4" max x 14'3" max (5.00 max x 4.35 max)

An open plan living room which incorporates the living/dining and kitchen areas. Windows and door to front. The kitchen is fitted with a stylish range of units glossy grey fronted units with white sparkle worktops which extend to a breakfast bar along one side. Cooker; washing machine and dishwasher. Door to:

Inner Lobby:

With doors to:

Bedroom One:

11'0" x 8'0" (3.36 x 2.46)

A double bedroom room in grey colours with window to rear.

Bedroom Two:

8'0" x 7'11" (2.46 x 2.42)

A smaller double room in aqua decor colours with window to rear.

Bathroom:

6'0" max x 5'0" max (1.83 max x 1.54 max)

Fitted with white suite with WC; vanity wash hand basin and bath with mixer tap/shower attachment over. White tiling and dark green decor. Window to side.

Communal Areas:

Gurnard Pines is set within large communal green areas and has an on site Spar shop as well as gymnasium and pool - which can be used subject to a membership fee. There is also a new outdoor roller rink.



Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



Pop in for a chat
 Megan Baker Estate Agents
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Energy Efficiency Rating	
Potential	90
Current	59
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

GROUND FLOOR
 403 sq. ft. (37.5 sq. m.) approx.

TOTAL FLOOR AREA - 403 sq. ft. (37.5 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any inaccuracy or misstatement. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency save as given.