



A stylish contemporary ground floor purpose built coastal apartment. Situated in a select and prestigious block of only four properties. This immaculately presented property benefits from 2 en-suite bedrooms, a large terrace, garage and allocated parking space. This apartment extends to 982 sq ft. This property offers perfect low maintenance living within this exclusive gated scheme close to the capital. Viewing is most strongly recommended.





LOCATION

Majestic Apartment is an exclusive gated development of luxury apartments. It is approached along the Loch Promenade and onto King Edward Road. The Majestic Apartments entrance gate can be found a short distance on the right and the Lodge can be found at the end.

COMMUNAL ENTRANCE HALL

Security entrance door.

GROUND FLOOR

APARTMENT 93

PRIVATE ENTRANCE HALL

14' 5" x 5' 7" (4.4m x 1.7m)

Walnut entrance door. Oak wood laminate flooring. Ceiling down lighters. Security door intercom. Utility cupboard plumbed for washer dryer and storage. A second cupboard store housing the megaflow water cylinder.

CLOAKROOM

5' 3" x 3' 11" (1.6m x 1.2m)

Modern white suite comprising of wall mounted wash hand basin. WC. Ceiling down lighters. Chrome heated towel rail. Tiled floor. Oak shelf with glass top and wall mirror.

BEDROOM 2

11' 2" x 10' 10" (3.4m x 3.3m)

uPVC double glazed window to side aspect. Carpeted throughout. Electric radiator. Multiple plug sockets. Pendant light.

EN-SUITE SHOWER ROOM

6' 11" x 5' 11" (2.1m x 1.8m)

Modern white suite comprising of wall mounted wash hand basin. WC. Enclosed fully tiled shower cubicle. Heated chrome towel rail. Tiled floor. Ceiling down lighters. Oak shelf with glass top and wall mirror. Extractor fan.

BEDROOM 1

17' 1" x 9' 10" (5.2m x 3.0m)

uPVC double glazed window to side aspect. 2 x pendant lights. Carpeted throughout. Electric radiator. Multiple plug sockets.

EN-SUITE BATHROOM

8' 10" x 5' 3" (2.7m x 1.6m)

Modern white suite comprising of WC. Wall mounted sink unit. Panelled bath with shower attachment over. Part tiled walls. Fully tiled floor. Ceiling downlighters. Chrome heated towel rail. Extractor fan. Wall mirror. uPVC opaque double glazed window to side aspect.

OPEN PLAN LOUNGE/ KITCHEN

29' 6" x 17' 9" (9m x 5.4m) (Overall MAX)

LIVING AREA

uPVC double glazed windows with dual aspect. uPVC double glazed patio doors leading onto private patio providing stunning coastal views. Ceiling downlighters. Multiple plug sockets. Television/ satellite points. 2 x electric radiators. Oak wood laminate floor.

KITCHEN

Fitted with a modern range of base, wall and drawer units with laminate worktop surfaces over. Incorporating one and a half stainless steel sink unit. Quality Siemens built-in appliances include: microwave, dishwasher, fridge/freezer electric oven and four ring hob with extractor hood over. Ceiling downlighters.

Under counter lighting. Oak wood laminate flooring.

OUTSIDE

Externally, steps leading to the apartment block mean that the ground floor setting is elevated, to take advantage of its coastal position and pleasant views. A large wrap around terrace area ensures there is ample outside space with the apartment. Within a short walk is an allocated parking bay directly in front of a single garage with electric up and over door. Attractive communal gardens including seating areas and water features.

SERVICES

Mains water, electricity and drainage. Electric heating.

SERVICE CHARGE

£1,343 per annum.

RATES

Including water - £1,346.54

LEASEHOLD

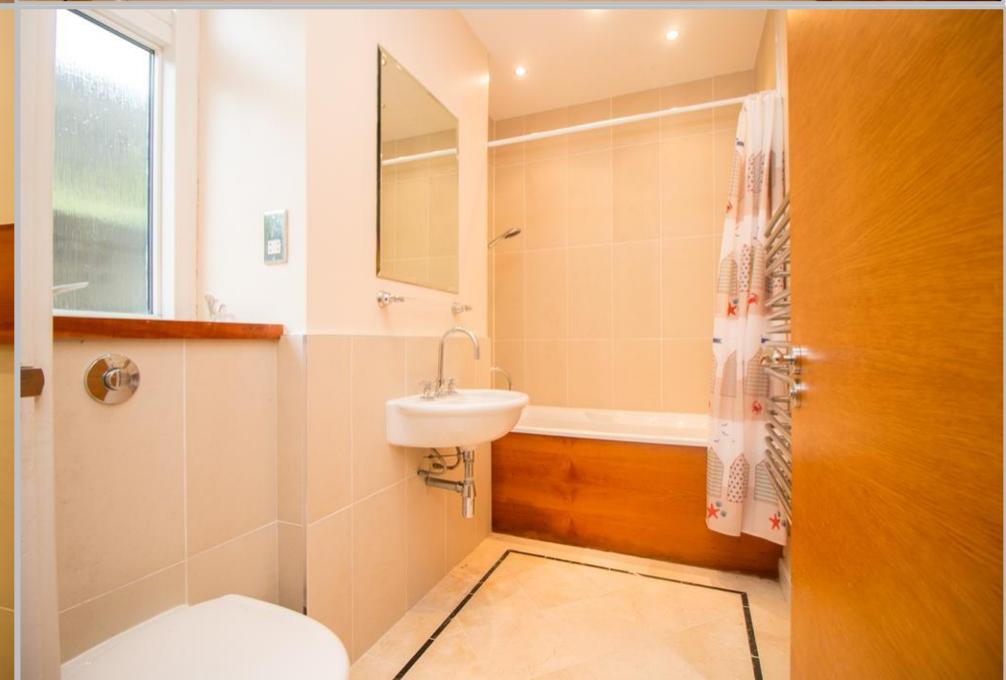
979 years remaining

VIEWING

Strictly by appointment through the Agents, Chrystals. Please let us know if you are unable to keep your appointment.

POSSESSION

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Since 1854



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