



This studio apartment is located on the third floor (level 4) of this purpose built development, perfectly situated in a central seafront location. Within walking distance to shops, pubs, restaurants, and the city centre. The apartment is finished to a high standard with quality fixtures and fittings and modern kitchen and bathroom. It has a generous lounge/dining area with Juliette balcony overlooking the communal courtyard and separate bedroom area. Registered for one person only. There is also secure underground parking (Space 169) Viewing highly recommended.



## **LOCATION**

Travelling northwards along Douglas Promenade pass the Villa Marina and through the roundell. The apartment block can be located a short distance on the left hand side.

## **COMMUNAL ENTRANCE**

Security entry phone.

## **COMMUNAL ENTRANCE HALL**

Stairs leading to upper floors. Lift. Postboxes.

## **FOURTH FLOOR - APARTMENT 108**

### **PRIVATE ENTRANCE HALL**

Downlights. Large utility cupboard housing megaflo pressurised hot water tank and with plumbing for washing machine. Fuse box.

### **LOUNGE/BEDROOM**

Sliding patio doors with Juliette balcony overlooking courtyard. Multiple plug sockets. Carpeted floor. Television and satellite points. Ceiling light. High output low energy wifi radiators. Ceiling fan. Glass block partition wall to bedroom area.

## **KITCHEN**

6' 0" x 5' 3" (1.83m x 1.60m)

Modern range of wall and base units with laminate worktops. Stainless steel sink unit with mixer tap and drainer. Integrated Siemens oven/grill with touch control 4 ring induction hob. Stainless steel extractor hood. Integrated

fridge/freezer. Down lights. Multiple plug sockets. Laminate flooring.

## **BATHROOM**

Fitted with a white modern suite comprising panelled bath with shower over. Wall mounted wash hand basin and WC. Mirrored wall. Chrome towel radiator. Concealed medicine cabinet with glazed shelving. Downlights. Extractor fan. Tiled floor.

## **OUTSIDE**

Allocated underground parking space No. 169  
Communal Courtyard.

## **SERVICES**

Mains water, electricity and drainage. Electric heating.

## **TENURE**

LEASEHOLD - Remainder of 999 year lease.  
Service Charge: £824 per annum.

## **VIEWING**

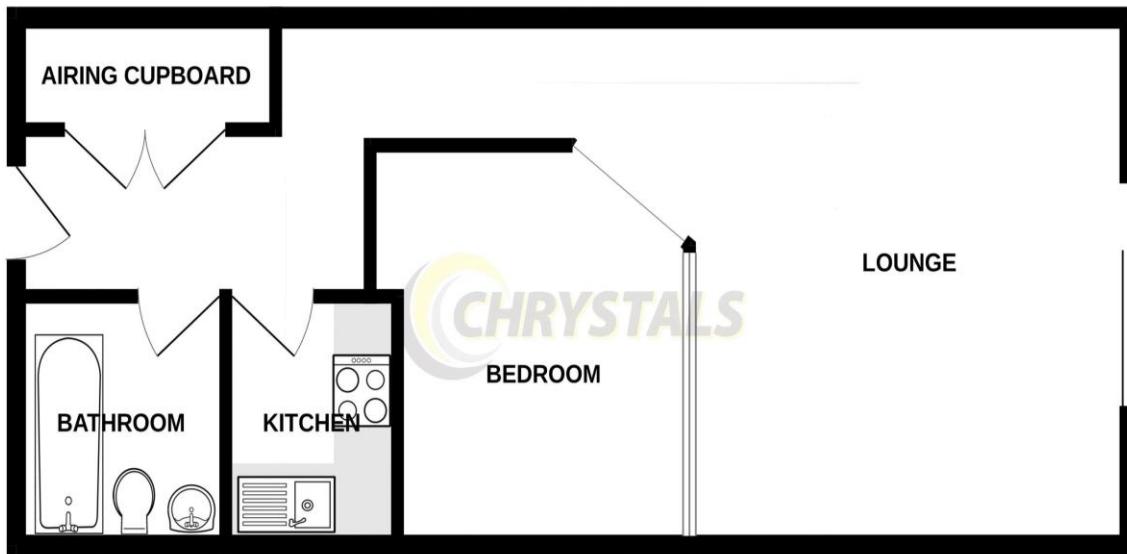
Viewing is strictly by appointment through CHRYSTALS Please inform us if you are unable to keep appointments.

## **POSSESSION**

Vacant possession on completion. The company do not hold themselves responsible for any expenses which may be incurred in visiting the same should it prove unsuitable or have been let, sold or withdrawn. DISCLAIMER - Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors.







Since 1854

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