



This is an excellent opportunity to purchase a spacious second floor apartment found in a small development of only 3 apartments. The property is offered for sale with no onward chain and briefly comprises large lounge/dining room with access to 2 covered balconies, fitted kitchen, 2 bedrooms, both of which also have access to a covered balcony and there is a bathroom. Gas fired central heating. Allocated parking space. This property is offered for sale with no onward chain.



LOCATION

Travelling northwards along Douglas Promenade turn left at the Villa Marina and proceed up Broadway. Turn right at the traffic lights onto Victoria Road. Travel up this road and take the right hand turning into Victoria Park. Continue into the development branching off left, turn left again through a pillared entrance onto the block paved communal parking area where this property can be found straight ahead in this quiet cul-de-sac position.

COMMUNAL ENTRANCE HALL

Stairs leading to upper floors.

SECOND FLOOR - APARTMENT 8

PRIVATE ENTRANCE HALL

Coved ceiling. Cloaks cupboard housing electric fuse box. Large floor to ceiling arch window providing distant sea views. Door leading to inner entrance hall.

INNER ENTRANCE HALLWAY

Security entry phone. Coved ceiling. Loft access. Large airing cupboard with shelving and hot pipe. Radiator.

LOUNGE/DINING ROOM 18' 2" x 15' 0"

(5.53m x 4.57m)

Light and airy room with 3 double glazed windows. Coved ceiling. TV, satellite and telephone connections. 2 double glazed doors leading to 2 covered balconies, 1 providing distant sea views. Door leading to kitchen.

KITCHEN 9' 10" x 7' 8" (2.99m x 2.34m)

Excellent range of base and wall units with laminated worktops incorporating a 1 bowl stainless steel sink unit with mixer tap over. Tiled splashback. Appliances include: Zanussi electric combination oven/grill with a 4-ring gas hob and extractor hood over. Plumbing for an automatic washing machine. Space for fridge/freezer. Wall mounted Vaillant gas fired central heating boiler. Coved ceiling. Distant sea views. Radiator. Vinyl flooring.

BEDROOM 1 14' 1" x 11' 4" (4.29m x 3.45m)

Built-in double wardrobe with hanging rail and shelving above. Coved ceiling. TV and telephone points. Double glazed door leading to covered balcony.

BEDROOM 2 12' 1" x 10' 3" (3.68m x 3.12m)

Coved ceiling. Telephone point. Double glazed door leading to covered balcony providing distant sea views.

BATHROOM 6' 2" x 6' 0" (1.88m x 1.83m)

Coloured suite comprising fully tiled surround panelled bath with shower attachment over, pedestal wash hand basin and WC. Half tiled walls. Radiator. Fitted mirror with shaver light. Obscured double glazed window. Coved ceiling. Extractor fan. Vinyl flooring.

OUTSIDE

Allocated Parking Space Number 8.

SERVICES

Mains water, electricity and drainage. Gas fired central heating.

TENURE

Active management company - 999 year lease.
Service Charge £1,200

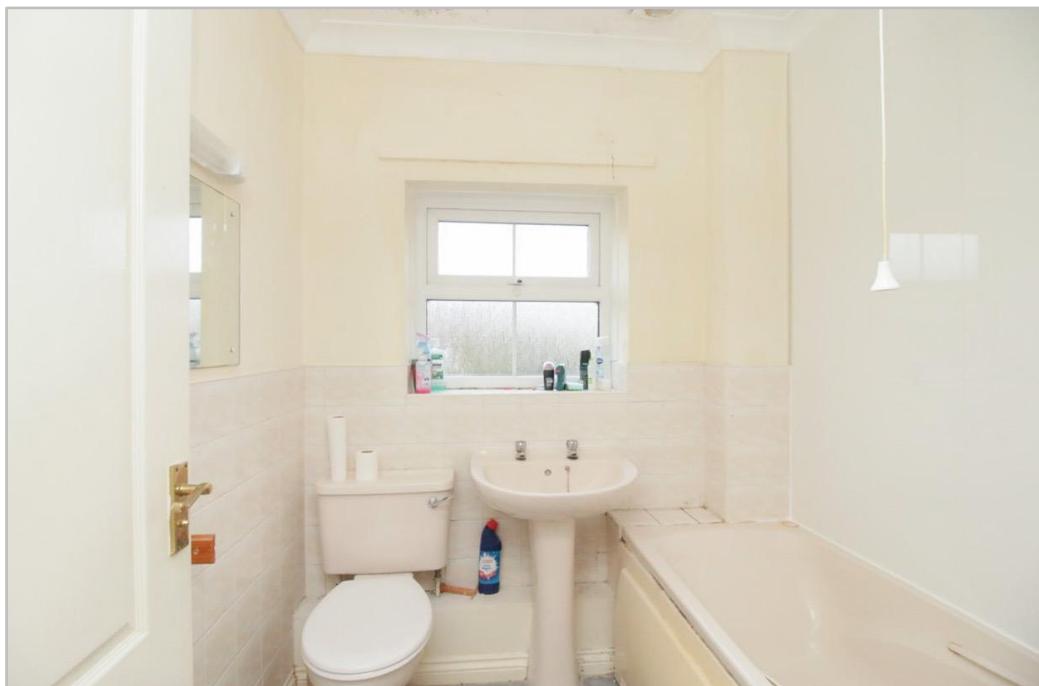
VIEWING

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

POSSESSION

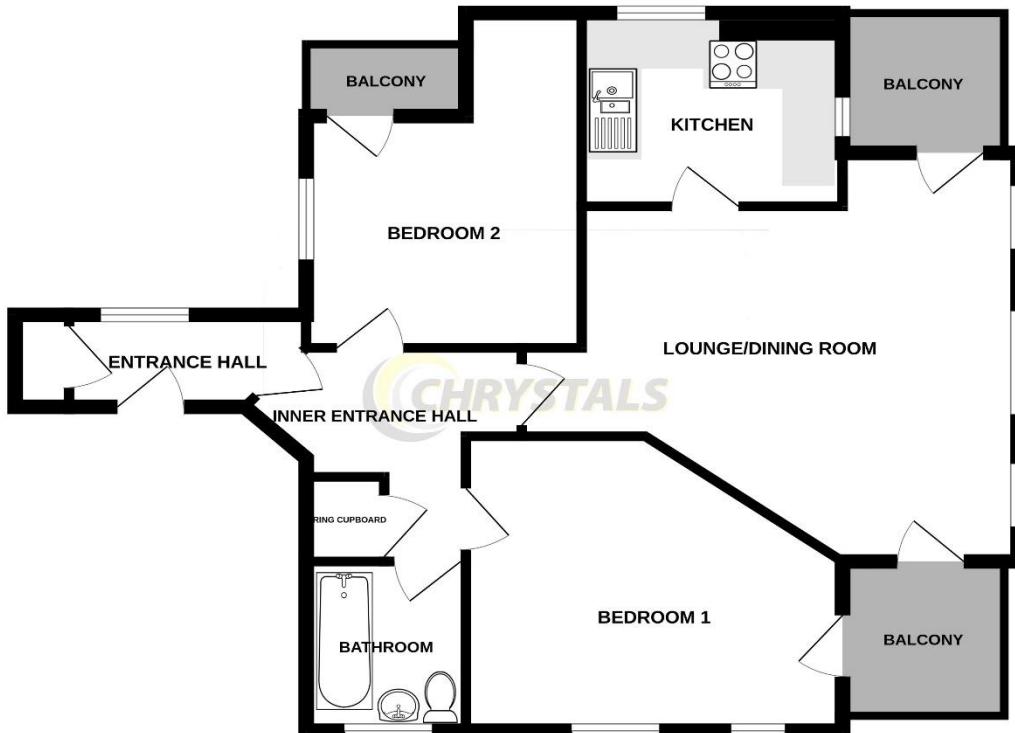
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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Since 1854

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