



#### **HALLWAY**

Laminate flooring, intercom system, electric heater, doors into Bedrooms One and Two, Bathroom and :

#### **LOUNGE/KITCHEN/DINER**

Fully fitted with matching base and eye-level units with workspace over incorporating stainless steel round sink, drainer and mixer taps, integrated dishwasher, fridge/freezer, non-slip flooring to the

kitchen area, laminate flooring to lounge/diner, electric heater, PVCu double glazed patio doors to the side leading out to a balcony with views of the coastline.

#### **BATHROOM**

Fitted with a three piece suite, comprising of : push flush W.C, wash hand basin and bath with shower, PVCu obscure double glazed window to the rear.

#### **BEDROOM 1**

Laminate flooring, fitted bedroom suite, PVCu double glazed patio doors to a balcony with views of the dock.

#### **BEDROOM 2**

Laminate flooring, fitted bedroom suite, electric heater, PVCu double glazed window to the side.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold- 125 years with 108 years remaining. £125 p/a ground rent. £2082 p/a service charge.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band 'D'

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Take on RLM/SC/0422/OK

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.