

## Apartment 12, Coniston House Badger Wood,



**£150,000**



## Stunning Two-Bedroom Freehold Second Floor Apartment with Sea Views – A True Wow Factor!

This exceptional two-bedroom apartment is offered freehold and boasts stunning sea views that immediately impress. Beautifully designed throughout, the property blends contemporary style with elegant features, including high ceilings, stylish finishes, and thoughtfully arranged living spaces.

The accommodation comprises two spacious double bedrooms, including a luxurious master suite with a private en-suite shower room and direct access to a generous private balcony—perfect for enjoying your morning coffee while taking in the coastal views. The second bathroom, equally well-appointed, is ideal for guests and adds to the home's overall appeal.

The open-plan lounge is a standout space, bathed in natural light and featuring a charming Juliette balcony that allows you to fully appreciate the stunning surroundings. The modern kitchen flows seamlessly with the living area, ideal for both entertaining and everyday living.

Further enhancing this superb apartment is a private garage, secure gated access, and lift access to all floors, offering ease and security. The development is beautifully maintained and set within a peaceful location, perfect for enjoying scenic walks along the coast. Additionally, a popular local pub is just a short stroll away, adding to the relaxed, sociable lifestyle this home offers.

This is a rare opportunity to purchase a stylish, low-maintenance coastal home that truly ticks every

box. Whether you're downsizing, seeking a weekend retreat, or looking for a long-term residence, this apartment delivers comfort, class, and unbeatable views. Tucked away just off Middleton Sands, Badger Wood is an exclusive gated development that offers a peaceful and private retreat, all while being conveniently close to a variety of local amenities.

### Hallway



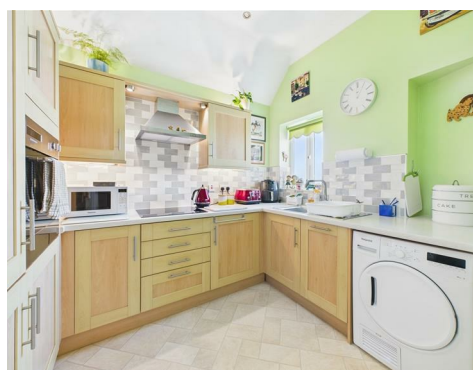
Electric storage heater, wood effect vinyl floor, large walk-in storage cupboard housing the consumer unit and water cylinder, access to the loft, intercom.

### Open Plan Lounge/Diner



Double-glazed windows and a Juliette balcony to enjoy the views, electric radiators, feature wall-mounted electric fire, carpeted floor and dining area.

### Kitchen



Double-glazed window, range of crafted cabinets and display cabinets with complementary work surfaces, Bosch Induction hob,

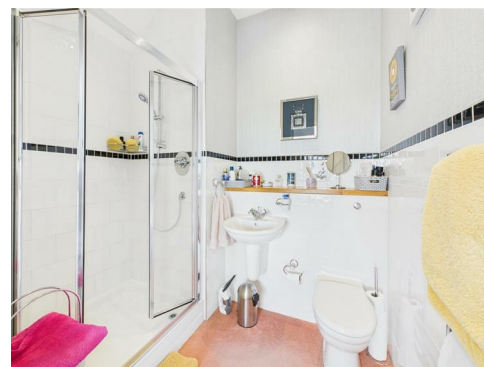
extractor hood, electric oven, integrated fridge and freezer, stainless steel sink, integrated dishwasher, plumbing for washing machine, electric radiator, vinyl floor.

### Bedroom One



Double-glazed patio doors leading on to a lovely balcony to enjoy the breathtaking views, built-in wardrobes, electric radiator, door to the en-suite.

### En-Suite Shower Room



Double shower cubicle with thermostatic shower, wash hand basin, extractor fan, heated towel rail, W.C.

### Bedroom Two



Double-glazed window, carpeted floor, electric radiator.

## Bathroom



Double-glazed frosted window, bath, double shower cubicle with thermostatic shower, wash hand basin, duplex wall heater, heated towel rail, W.C.

## Garage

Single garage with electric door, power and light.

## Useful Information

Tenure Freehold

Council Tax Band (B ) £1,873

Pets Allowed

Lift To All floors

Service Charge £115.00 per month

Ground Rent £65.00 per month

Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	70	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(82 plus) <b>A</b></p> <p>(61-81) <b>B</b></p> <p>(49-60) <b>C</b></p> <p>(35-48) <b>D</b></p> <p>(19-34) <b>E</b></p> <p>(11-18) <b>F</b></p> <p>(1-10) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC	

