



**Albany Mansions, Upper Maze Hill, St. Leonards-On-Sea, TN38 0YD**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Offers Over £179,500**

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, FIRST FLOOR, PURPOSE BUILT, TWO BEDROOM APARTMENT, conveniently positioned in this incredibly sought-after region of St Leonards, close to bus routes and nearby amenities. The property benefits from having a SHARE OF FREEHOLD and modern comforts including gas fired central heating and double glazing.

The spacious accommodation comprises a good sized entrance hall with THREE STORAGE CUPBOARDS, a LOUNGE-DINING ROOM, kitchen, SHOWER ROOM and TWO LARGE DOUBLE BEDROOMS. We are advised that the property also has access to residents parking.

This property must be viewed to fully appreciate the spacious accommodation and convenient location on offer. Please call the owners agents now to arrange your viewing.

#### **COMMUNAL ENTRANCE**

Stairs rising to the first floor, private front door opening to:

#### **ENTRANCE HALL**

Radiator, wall mounted thermostat, three built in storage cupboards, one of which having hanging space with shelving above and electric consumer unit, the second having ample space for coats, shoes and storage with shelving, whilst the third also has shelving. Door opening to:

#### **LOUNGE**

18'1 x 11' (5.51m x 3.35m)

Radiator, double glazed window to front aspect.

#### **KITCHEN**

12'6 max x 5'8 max (3.81m max x 1.73m max )

Fitted with a range of eye and base level units, stainless steel sink, space and plumbing for washing machine, space for under counter fridge freezer, radiator, wall mounted boiler, double glazed window to front aspect.

#### **BEDROOM**

15'6 x 11' (4.72m x 3.35m)

Radiator, double glazed window to rear aspect.

#### **BEDROOM**

10'7 x 8'9 (3.23m x 2.67m)

Built in wardrobe with hanging space and shelving above, radiator, double glazed window to rear aspect.

#### **SHOWER ROOM**

Electric walk in double shower with shower tray, wc, wash hand basin, radiator, part tiled walls, frosted double glazed window to the side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 950 years remaining.

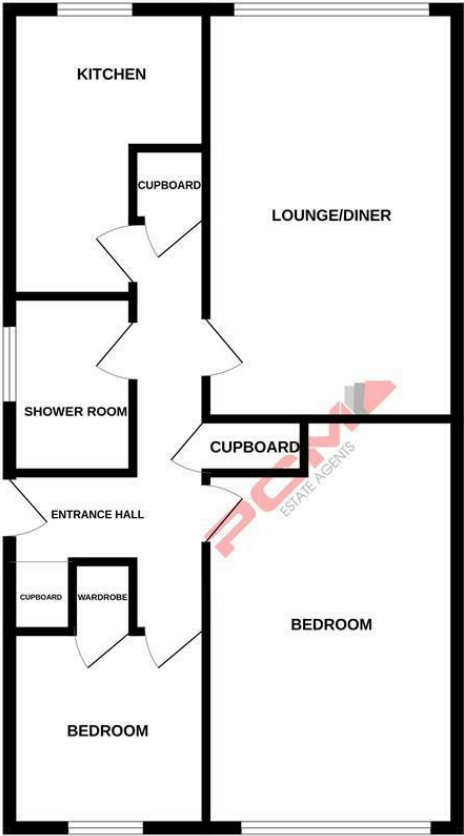
Service Charge: Approximately £1700 per annum.

#### **NOTE**

The vendor has also advised that the boiler is less than 2 years old and is under warranty/serviced. Also the flat has a new consumer unit, EICR is valid and still has 2.5 years remaining.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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