



10 Finch Mansions, Upper Maze Hill, St. Leonards-On-Sea, TN38 0LD

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

£175,000

A BEAUTIFULLY PRESENTED ONE BEDROOM APARTMENT with SHARE OF FREEHOLD and TWO BALCONIES, located in this highly sought-after region of Burton St Leonards. Within easy reach of the seafront and central St Leonards itself.

Occupied on the FIRST FLOOR of this PURPOSE BUILT building, benefiting from LIFT ACCESS and offering spacious accommodation throughout comprising an entrance hallway, 16ft LOUNGE-DINER, separate MODERN FITTED KITCHEN, ONE BEDROOM and a MODERN SHOWER ROOM. The property also enjoys use of TWO PRIVATE BALCONIES, both of which benefit from a southerly aspect.

Offered to the market with a LENGTHY LEASE and a SHARE OF FREEHOLD. Located within this highly sought-after region of St Leonards.

Viewing comes highly recommended by PCM Estate Agents, please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With stair or lift access to the first floor, private door to:

ENTRANCE HALLWAY

Spacious with storage cupboards, wall mounted telephone/ video entry system.

LOUNGE

16'8 max x 15'4 narrowing to 11'3 (5.08m max x 4.67m narrowing to 3.43m)
Light and airy room with partial sea view, telephone and television points, double glazed windows and door leading out to:

BALCONY

Private with metal balustrade, ideal for seating and enjoying a southerly aspect.

KITCHEN

10'8 max x 8'6 max (3.25m max x 2.59m max)
Comprising a range of eye and base level units with worksurfaces over, four ring electric hob with oven below, inset sink with mixer tap, space for fridge freezer, space and plumbing for washing machine, double glazed windows to rear and side aspects.

BEDROOM

12'9 x 9' (3.89m x 2.74m)

Telephone and television points, double glazed windows and door leading to:

BALCONY

Private and enjoying a southerly aspect with metal balustrade, ideal for seating.

SHOWER ROOM

7'2 x 6'10 (2.18m x 2.08m)

Modern suite comprising a walk in double shower with shower screen, wc, wash hand basin, heated towel rail, part tiled walls, extractor fan, double doors leading to an airing cupboard with immersion tank and fan heater.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approx. 992 years remaining.

Service Charge: Approx. £1514 per annum

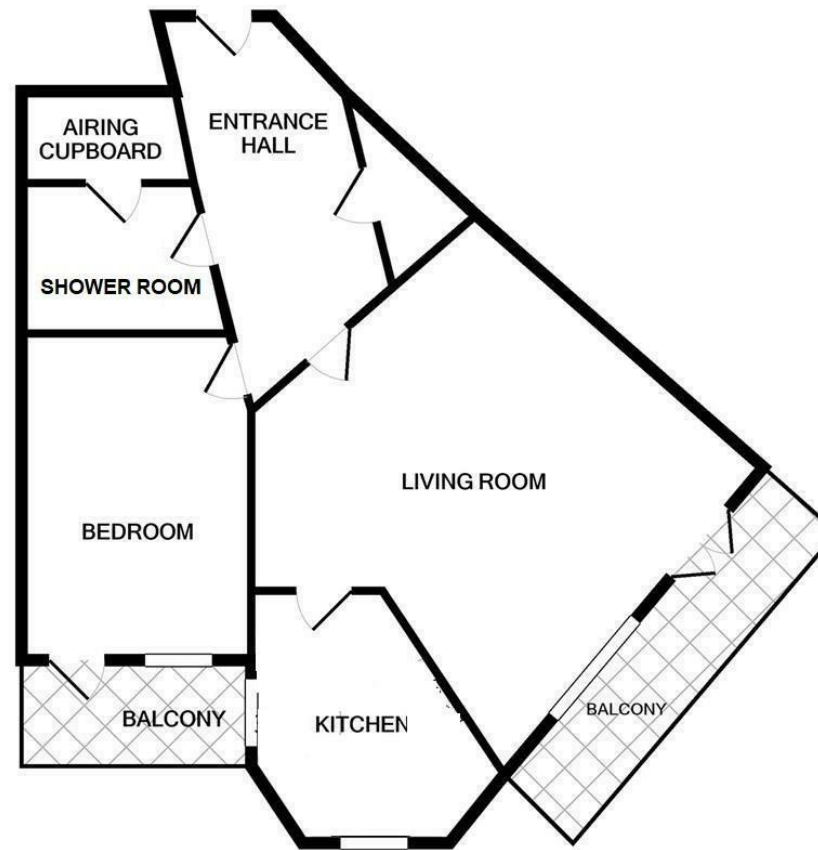
Ground Rent: £0

Sub Letting: Yes

Air BnB: No

Pets: No Dogs





TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.