



12 Mardan Court, Upper Maze Hill, St. Leonards-On-Sea, TN38 0LH

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Price £199,950

PCM Estate Agents are delighted to bring to the market this well-presented TWO BEDROOM TOP FLOOR FLAT with ALLOCATED PARKING SPACE, situated within a PURPOSE BUILT BLOCK and located within the BURTON ST LEOARDS region of the town, just a short walk to local parks including St Leonards Gardens, the seafront, a vast range of shops and eateries, and St Leonards mainline railway station.

Accommodation comprises an entrance hall, a BRIGHT & SPACIOUS LOUNGE with a LARGE WINDOW allowing plenty of NATURAL LIGHT to flood in, a MODERN FITTED KITCHEN, TWO WELL-PROPORTIONED BEDROOMS and a contemporary SHOWER ROOM. The property benefits from an ALLOCATED PARKING SPACE, gas central heating and double glazing throughout.

Early viewing is highly recommended, please contact the owners agents now to avoid disappointment.

COMMUNAL ENTRANCE

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

ENTRANCE HALL

Spacious with entry phone system, electric consumer unit, radiator, additional cupboard housing coat and shoe storage, door opening to:

LOUNGE-DINER

14'5 max narrowing to 9'5 x 13'4 max narrowing to 8'1 (4.39m max narrowing to 2.87m x 4.06m max narrowing to 2.46m)

Radiator, double glazed floor-to-ceiling window to front aspect.

KITCHEN

10'5 x 9'3 (3.18m x 2.82m)

Newly fitted with a range of eye and base level units, ample countertop space, four ring electric induction hob with extractor over and electric oven beneath, space and plumbing for washing machine, space for tall standing fridge freezer, inset sink with mixer tap, space for tumble dryer, under counter breakfast bar space, cupboard housing the wall mounted boiler, part tiled walls.

BEDROOM

13'7 x 10'6 (4.14m x 3.20m)

Radiator, double glazed window to side aspect.

BEDROOM

13'7 max narrowing to 9'4 x 10'4 max narrowing to 6'7 (4.14m max narrowing to 2.84m x 3.15m max narrowing to 2.01m)

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

SHOWER ROOM

Walk in double shower cubicle, low level dual flush wc, wash hand basin with mixer tap and storage beneath, heated towel rail, built in storage cupboard with shelving and ceiling light.

OUTSDR - FRONT

Allocated parking space for one vehicle.

TENURE

We have been advised of the following by the vendor:

Share of Freehold - transferrable with the sale.

Lease: Approximately 973 years remaining

Service Charge: Approximately £1200 per annum





TOTAL FLOOR AREA : 663 sq.ft. (61.6 sq.m.) approx.

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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