



ESTATE AGENTS

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

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**Price £185,000**



PCM Estate Agents are delighted to bring to the market this TWO BEDROOM FLAT located on the FIRST FLOOR of this purpose built block located in BURTON ST LEONARDS REGION OF ST LEONARDS, just a short walk to local parks including St Leonards Gardens, the seafront, a vast range of shops and eateries found in central St Leonards and a mainline railway station.

The property benefits from a PRIVATE OFF ROAD PARKING SPACE, gas central heating and double glazing. Accommodation comprises an entrance hall, LOUNGE with large window letting in plenty of light, kitchen, TWO GOOD SIZED BEDROOMS and a bathroom.

Please call us now to book your appointment to view.

### **COMMUNAL FRONT DOOR**

Opening to:

### **COMMUNAL ENTRANCE HALL**

Stairs rising to first floor landing. Private front door opening to:

### **ENTRANCE HALL**

Storage cupboard, wood laminate flooring,

### **LOUNGE**

14'10 x 10'4 (4.52m x 3.15m)

Large double glazed window with a distant sea view, radiator, wood laminate flooring.

### **KITCHEN**

10' max x 7'10 max (3.05m max x 2.39m max)

Electric oven and grill, space and plumbing for washing machine, space for fridge/freezer, range of eye and base level cupboards and drawers, work surfaces, radiator, double glazed window, cupboard housing boiler, vinyl flooring.

### **BEDROOM ONE**

13'1 x 10'1 (3.99m x 3.07m)

Double glazed window, wood laminate flooring, radiator.

### **BEDROOM TWO**

9'09 x 9'08 (2.97m x 2.95m)

Large double glazed window, radiator, wood laminate flooring.

### **BATHROOM**

6'1 max x 6'1 max (1.85m max x 1.85m max)

Tiled flooring, tiled surround, double glazed frosted window, wc, sink, bath with shower over, heated towel rail.

### **OUTSIDE**

Allocated parking space.

### **TENURE**

We have been advised by the vendor of the following -

LEASE - Balance of a 999 year lease.

SERVICE CHARGE - £1000 per annum. This includes a window cleaner every month, clean of communal areas every 2 weeks and a gardener every 2 weeks.

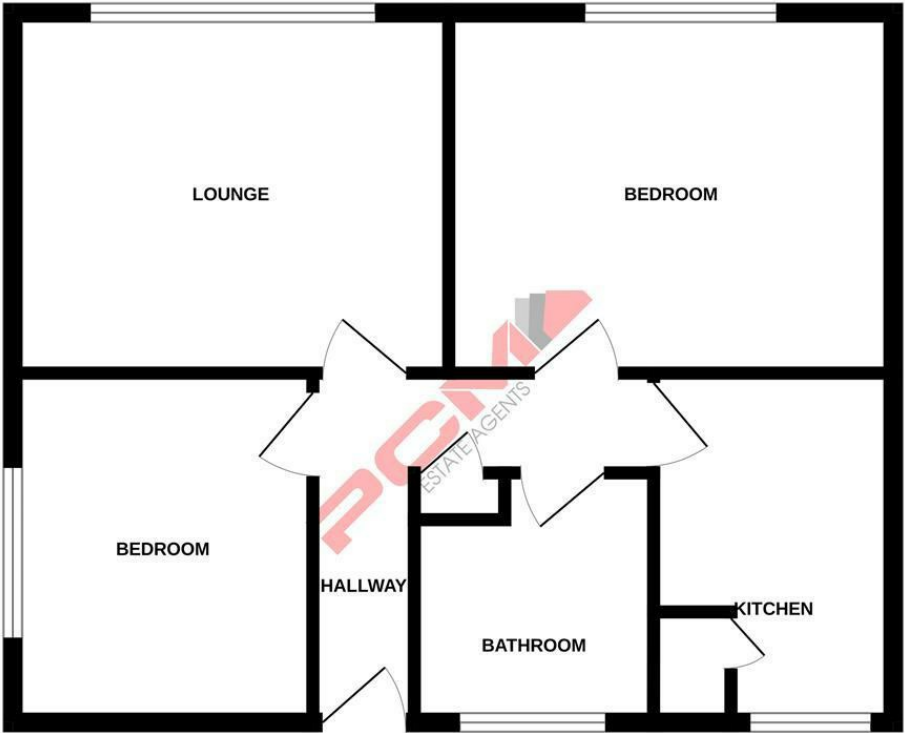
Letting: Allowed

Air BnB: Not Allowed

Pets: Yes



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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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.

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		