



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

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**Price £150,000**

PCM Estate Agents are delighted to present this TWO BEDROOM, PURPOSE BUILT APARTMENT with a SHARE OF FREEHOLD, ideally situated in a popular area of St Leonards. Occupying the TOP FLOOR of the building, the property enjoys LOVELY SEA VIEWS and benefits from double glazing and ALLOCATED PARKING.

The well-proportioned accommodation is IN NEED OF MODERNISATION and comprises an entrance hall, a DUAL ASPECT LIVING ROOM with attractive sea views, a fitted kitchen, TWO BEDROOMS and a bathroom.

The apartment is just a short stroll from the excellent amenities of central St Leonards, including independent shops, cafés and restaurants. Warrior Square railway station offers convenient connections to London, while the seafront and promenade are also within easy reach. Nearby are Gensing Gardens and St Leonards Gardens, two of the area's popular green spaces.

Early viewing is highly recommended. Please contact the owners' agents now to arrange an appointment.

#### **COMMUNAL ENTRANCE**

With stairs rising to the top (second) floor, private front door to:

#### **ENTRANCE HALL**

Ample storage space, electric radiator, doors, to:

#### **LOUNGE-DINER**

16'4 x 11'3 (4.98m x 3.43m)

Dual aspect with double glazed windows to front and side elevations with views toward the sea, electric radiator, wall lighting, ceiling light, television point.

#### **KITCHEN**

9'5 x 8'6 narrowing to 6'3 (2.87m x 2.59m narrowing to 1.91m)

Part tiled walls, pantry style cupboard, further cupboard housing the pressurised water tank, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, space for electric cooker and oven below, space for appliances including tall fridge freezer, washing machine, inset drainer-sink unit with mixer tap, double glazed window to front aspect with views of the sea.

#### **BEDROOM**

12'6 x 10'7 (3.81m x 3.23m)

Electric radiator, double glazed window to side aspect.

#### **BEDROOM**

10'7 x 9'6 (3.23m x 2.90m)

Electric radiator, double glazed window to rear aspect.

#### **BATHROOM**

Pedestal wash hand basin, low level wc, panelled bath with mixer tap and shower attachment, part tiled walls, double glazed window with obscured glass to side aspect.

#### **ALLOCATED PARKING BAY**

Accessed via Upper Maze Hill.

#### **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 (£600 paid twice yearly).

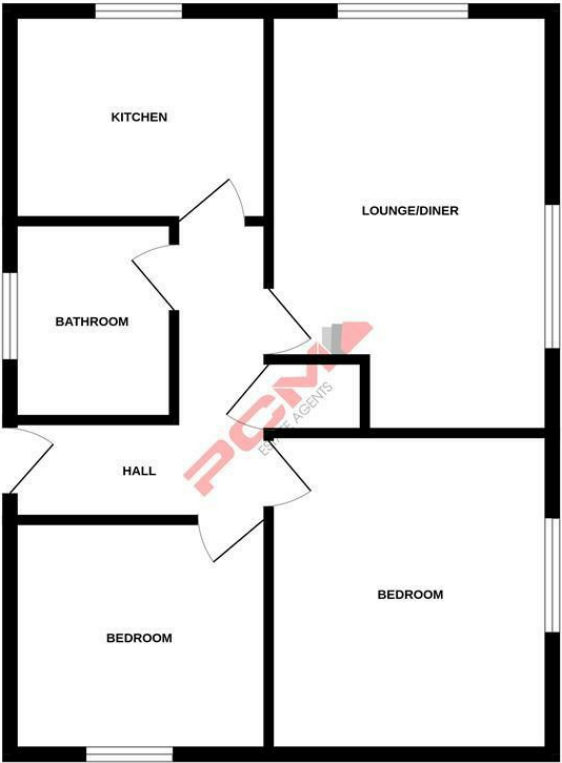
Ground Rent: Approximately £12.60 per annum.

Sub-Letting: With permissions.

Pets: Not permitted.



FLOOR NAME



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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