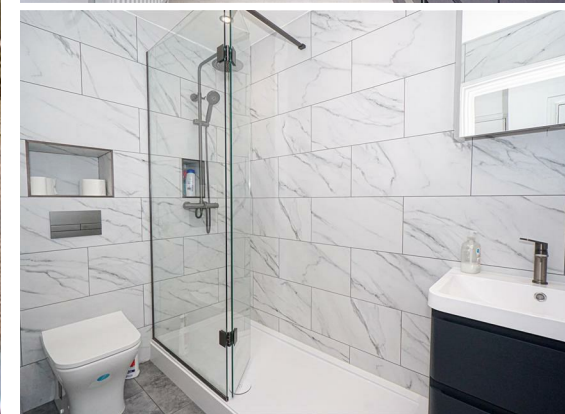




ESTATE AGENTS

Flat 4 Gordon Mansions, 36, Charles Road, St. Leonards-On-Sea, TN38 0QQ

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

Price £229,950

PCM Estate Agents are delighted to present to the market an opportunity to acquire this GROUND FLOOR , BAY FRONTED, TWO DOUBLE BEDROOM APARTMENT, ideally situated in this highly sought-after central St Leonards location.

The property offers well-proportioned accommodation comprising an entrance hall with two useful storage cupboards, a BRIGHT AND SPACIOUS BAY FRONTED LOUNGE-DINER, a MODERN KITCHEN, TWO DOUBLE BEDROOMS with the master benefitting from a WALK-IN-WARDROBE, and a separate MODERN SHOWER ROOM. Externally the property benefits from residents only parking, available on a first-come first-served basis.

Conveniently located within easy reach of the vibrant hub of central St Leonards, offering an excellent selection of boutique shops, bars, restaurants and seafront, along with Warrior Square mainline railway station.

If you are looking for a well-presented TWO BEDROOM APARTMENT in a desirable St Leonards location, this property is not to be missed. Please contact PCM Estate Agents today to arrange your immediate viewing and avoid disappointment.

COMMUNAL ENTRANCE

With entry telephone system, stairs rising to the first floor, private front door to:

INNER LOBBY

Further door to:

ENTRANCE HALL

Entry phone system, wall mounted thermostat, radiator, tiled flooring, two built in storage cupboards, one of which having electric consumer unit and space for coats and shoes, whilst the second has space and plumbing for washing machine and tumble dryer, door to:

LOUNGE

19'1 x 13'8 max into bay (5.82m x 4.17m max into bay)
Radiator, single glazed bay window to front aspect, door to:

MODERN KITCHEN

8'9 x 6'4 (2.67m x 1.93m)

Comprising a range of eye and base level units, four ring electric induction hob with electric oven beneath and extractor above, inset one & ½ bowl sink with mixer tap and instant hot water tap, integrated fridge freezer, cupboard housing the wall mounted gas boiler, radiator, single glazed window to side aspect.

BEDROOM

15'6 max x 9'7 max (4.72m max x 2.92m max)

Radiator, fitted built in walk-in-wardrobe having hanging space and shelving with additional storage above, single glazed window to side aspect.

BEDROOM

14'9 x 8'5 (4.50m x 2.57m)

Radiator, single glazed bay window to side aspect.

SHOWER ROOM

Modern and comprising a double shower unit with waterfall style shower head, low level dual flush wc, sunken storage pockets, wash hand basin with mixer tap and storage beneath, heated towel rail, vanity mirror, tiled walls, tiled flooring, extractor fan.

OUTSIDE

There is use of communal parking on a first come first served basis, located at the side of the property.

TENURE

We have been advised of the following by the vendor:

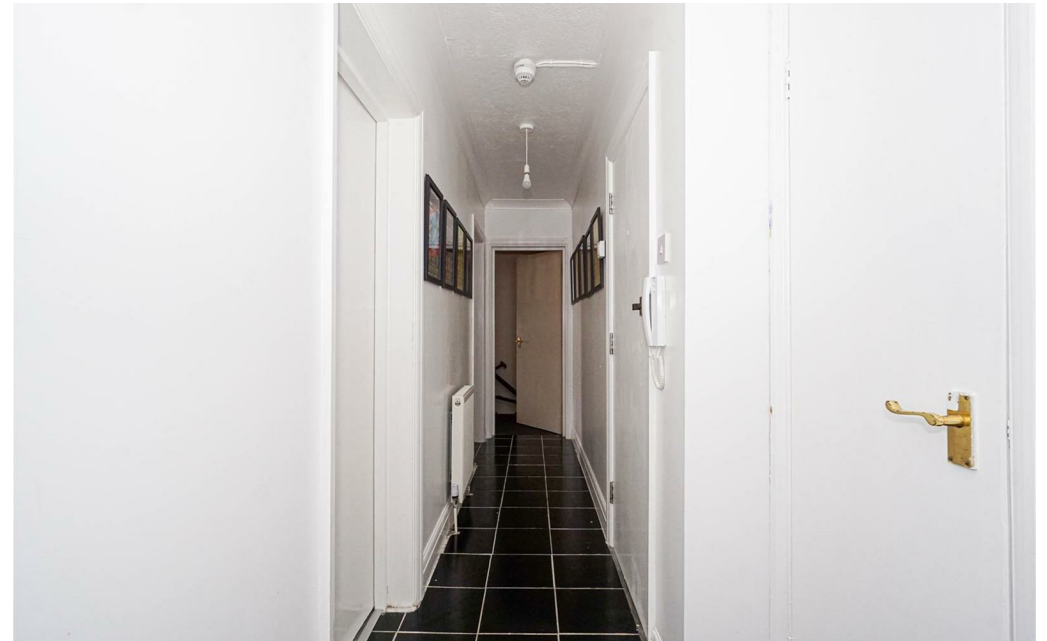
Lease: Approximately 981 years remaining.

Service Charge: 9.25% of any works on an as & when basis, approximately £1186 per annum.

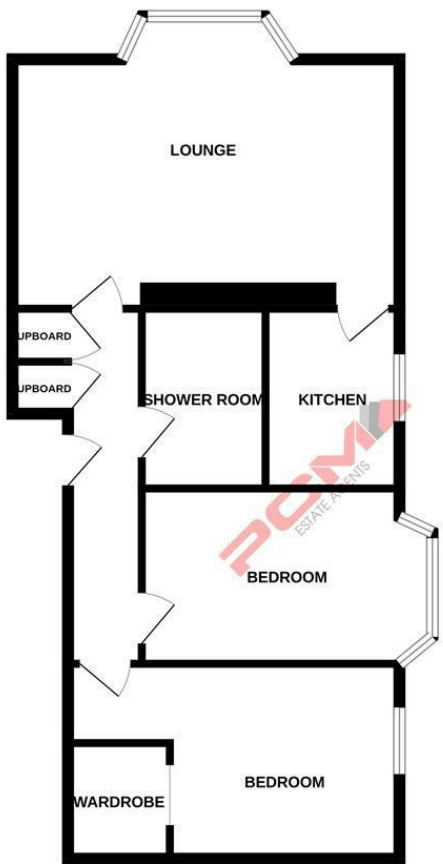
Ground Rent: Approximately £50.50 per annum.

Sinking Fund: Approximately £370 per annum.

Council Tax Band: A



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 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		