

Flat 1 Boscobel Court, West Hill Road, St. Leonards-On-Sea, TN38 0ND

Web: www.pcimestateagents.co.uk
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Price £140,000

PCM Estate Agents are delighted to offer for sale an opportunity to secure this TWO DOUBLE BEDROOMED GROUND FLOOR PURPOSE BUILT APARTMENT with GARAGE and a SHARE OF FREEHOLD. Located in this highly sought-after region of West St Leonards, within easy reach of the seafront and West St Leonards train station.

The property offers spacious accommodation throughout comprising an entrance hallway, lounge, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM SUITE. The property is located on the GROUND FLOOR and is considered to be within easy reach of the many amenities that central St Leonards has to offer.

Please call now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

With private front door to:

ENTRANCE HALLWAY

Storage cupboard.

LOUNGE

13'10 x 13' (4.22m x 3.96m)

Double glazed window to front aspect.

BEDROOM

13'10 x 11'7 (4.22m x 3.53m)

Double glazed window to front aspect.

BEDROOM

14' x 8'2 (4.27m x 2.49m)

Double glazed windows to front and side aspects.

KITCHEN

10'8 x 7' (3.25m x 2.13m)

Modern and fitted with a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above and oven below, space for fridge freezer, space and plumbing for washing machine and tumble dryer, inset sink with mixer tap, double glazed window to rear aspect.

SHOWER ROOM

Modern suite comprising a walk in double shower with shower screen, dual flush wc, wash hand basin with storage below, chrome ladder style radiator, double glazed obscured window to rear aspect.

TENURE

We have been advised of the following:

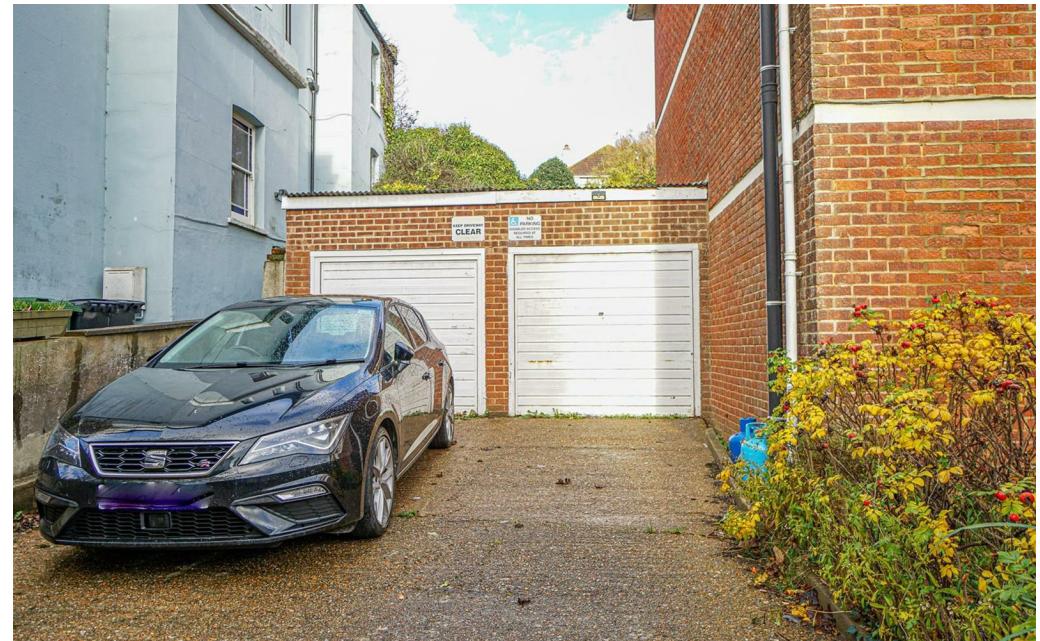
Share of Freehold - transferrable with the sale.

Lease: 99 years from 1976, approximately 51 years remaining.

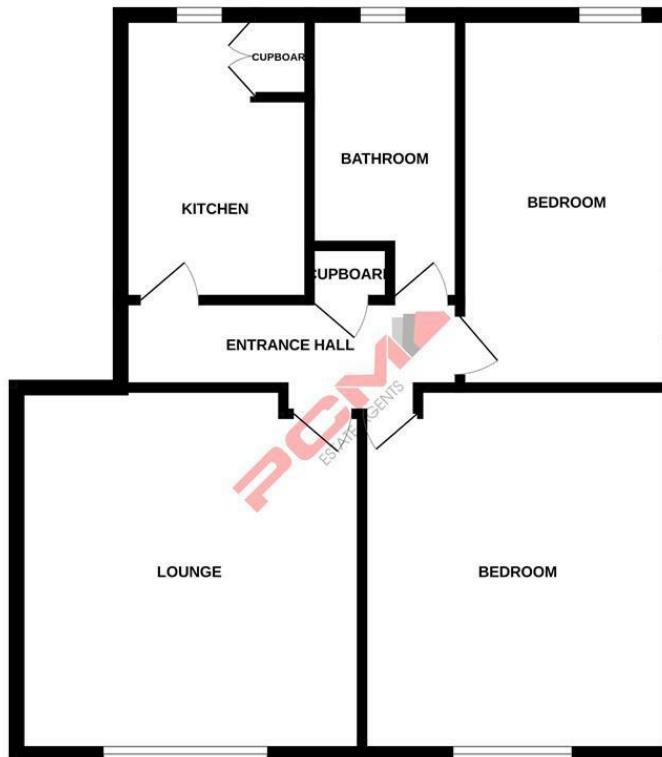
Service Charge: £800 per annum approx

GARAGE

Council Tax Band: A



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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.