

**Flat 2, 13, Magdalen Road, St. Leonards-On-Sea, TN37  
6EG**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £50,000**

PCM Estate Agents welcome to the market this STUDIO APARTMENT with a LENGTHY LEASE, located within easy reach of amenities. Offered to the market CHAIN FREE.

Located on the FIRST FLOOR and comprising an entrance hall, 16ft RECEPTION ROOM/ BEDROOM, separate kitchen and a SHOWER ROOM. The property has the benefit of a lengthy lease in excess of 150 YEARS.

Located on this sought-after road within St Leonards, close to Warrior Square train station and within easy reach of Kings Road and Norman Road with their vast range of local amenities and of course St Leonards seafront.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall with stairs rising to the first floor, private front door to:

#### **ENTRANCE HALL**

Double glazed window to side aspect, few steps down leading to the reception room/ bedroom, separate door leading to the kitchen and shower room.

#### **RECEPTION/ BEDROOM**

16'9 max barrowing to 13'8 x 12'6 narrowing to 8'8 (5.11m max barrowing to 4.17m x 3.81m narrowing to 2.64m)

Dual aspect room with double glazed windows to both side elevations, television point.

#### **KITCHEN**

6'6 x 5' (1.98m x 1.52m)

Range of base level cupboards and drawers set beneath worksurfaces, stainless steel sink with mixer tap, further wall, mounted cupboards, built in storage cupboards, part tiled walls, double glazed window to side aspect.

#### **SHOWER ROOM**

Walk in shower with electric shower, pedestal wash hand basin, low level wc, extractor fan for ventilation, double glazed window to side aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 152 years

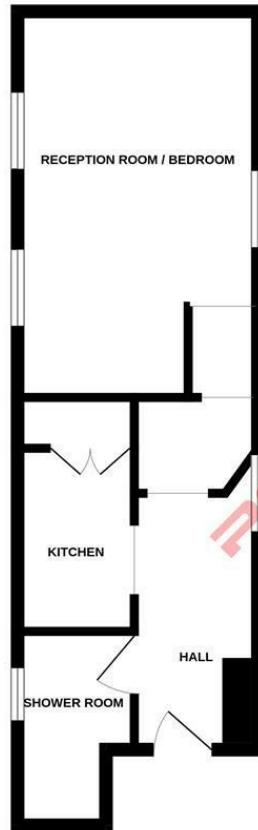
Service Charge: As & When 25% of any costs.

Ground Rent: £0

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 operation 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	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	EU Directive 2002/91/EC