TOWN FLATS

01323 416600

Leasehold

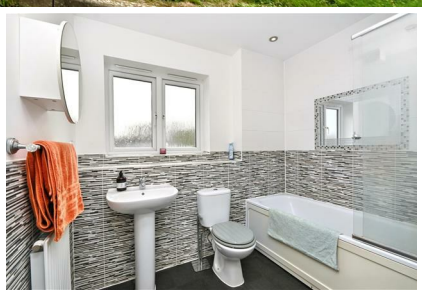
£195,000

2 Bedroom | 1 Reception | 2 Bathroom









88 Kensington Way, Polegate, BN26 6FJ

A spacious two bedroom first floor purpose built apartment offering bright and well proportioned accommodation, including a dual aspect open plan lounge/kitchen with a range of integrated appliances. The principal bedroom benefits from its own en-suite shower room, while there is also a separate family bathroom and excellent storage from the entrance hallway. The property also benefits from an allocated parking space, gas central heating and double glazing, and is offered chain free. Situated within the popular Mill Development on the outskirts of Polegate, this is an excellent opportunity for a first time buyer, professional couple or investor seeking a well equipped modern apartment.

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Leasehold

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Main Features

- Spacious Two Bedroom First Floor Apartment
- Bright Dual Aspect Open Plan Lounge/Kitchen
- Principal Bedroom With En-Suite
- Separate Family Bathroom
- Allocated Parking Space
- Chain Free
- Modern Fitted Kitchen With Integrated Appliances
- Gas Central Heating & Double Glazing
- Two Large Entrance Hall Storage Cupboards
- Popular Mill Development Location

Entrance
Communal entrance with security entry phone system. Stairs rising to the first floor with private entrance door to -

Hallway
Radiator. Entryphone handset. 2 large storage cupboards. Double glazed window to the rear aspect.

Open Plan Lounge/Fitted Kitchen
19'7 x 13'0 (5.97m x 3.96m)
A bright dual-aspect room with double glazed windows to the front and rear aspects. The kitchen is fitted with a range of wall and base units with work surfaces over, inset sink unit, gas hob with extractor hood above, electric oven, integrated fridge/freezer and integrated dishwasher. Space and plumbing for a washing machine. Two radiators.

Bedroom 1
13'3 x 10'4 (4.04m x 3.15m)
Radiator. Double glazed window to front aspect. Door to -

En-Suite Shower Room/WC
Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Extractor fan. Shaver point.

Bedroom 2
10'10 x 7'2 (3.30m x 2.18m)
Radiator. Double glazed window to front aspect.

Modern Bathroom/WC
Suite comprising panelled bath with shower over. Low level WC. Wash hand basin. Radiator. Extractor fan. Double glazed window to rear aspect.

Parking
One allocated parking space.

EPC = B

COUNCIL TAX BAND = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £365.07 per annum
Maintenance: £1759.65 per annum
Lease: 125 years from 2013. We have been advised of the lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.