

Leasehold

Guide Price  
£250,000 - £260,000



## 4 The Lawns, St. Marys Close, Willingdon, BN22 0ND

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A beautifully presented two bedroom apartment set in stunning 'park like' communal gardens and with the incredibly rare advantage of having two garages. Set within this secluded development in Willingdon the flat offers spacious accommodation comprising of two double bedrooms, a refitted kitchen & bathroom, double glazing, gas central heating and a sun balcony off the lounge overlooking the gardens. The flat has an extended lease term and is being sold CHAIN FREE. Local shops can be found at the nearby Freshwater Square and internal inspection comes highly recommended.



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## Main Features

- Purpose Built
- 2 Bedrooms
- First Floor
- Lounge
- Sun Balcony With Views Over The 'Park Like' Communal Gardens
- Fitted Kitchen
- Modern Bathroom
- Double Glazing & Gas Central Heating
- 2 Garages
- CHAIN FREE

### Entrance

Communal entrance. Stairs to first floor private entrance door to -

### Hallway

Built-in cupboard with hanging rail. Further cupboard with space for tumble dryer.

### Lounge

19' x 12' (5.79m x 3.66m)

Radiator. Feature fireplace with inset electric fire. Television point. Telephone point. Double glazed window and double glazed doors to sun balcony with views over the communal gardens.

### Fitted Kitchen

9'9 x 7'3 (2.97m x 2.21m)

Refitted range of wall and base units. Worktop with inset single drainer sink unit with mixer tap. Built-in gas hob and electric oven. Integrated fridge/freezer, dishwasher and washing machine. Part tiled walls. Tiled floor. Double glazed window.

### Bedroom 1

14'9 x 11'11 (4.50m x 3.63m)

Radiator. Fitted double wardrobe. Double glazed window.

### Bedroom 2

13'4 x 10'3 (4.06m x 3.12m)

Radiator. Fitted double wardrobe. Double glazed window.

### Modern Bathroom

Refitted white suite comprising panelled bath with mixer tap, shower attachment and shower screen. Low level WC with concealed cistern. Vanity unit with oversized wash handbasin, chrome mixer tap and cupboard below. Radiator. Tiled walls. Frosted double glazed window.

### Outside

The flat is set in stunning 'park like' gardens that are laid to lawn with seating areas, mature trees and shrubs.

### Parking

The 2 garages both have up & over doors and are situated to the side of the block.

### EPC = C.

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: £10 per quarter.**

**Maintenance: £475 per quarter PLUS £185.36 half yearly for water & sewage PLUS £178.38 per annum for insurance.**

**Lease: 127 years remaining. We have been advised of the remaining lease term, we have not seen the lease.**