TOWN FLATS

01323 416600

Leasehold

2 Bedroom | 1 Reception | 1 Bathroom

Offers In The Region Of: £180,000









30 The Lawns, St. Marys Close, Willingdon, BN22 0ND

Offers In The Region Of: £190,000
A spacious and well proportioned 2 bedroom ground floor apartment set in stunning park like gardens. Enviably situated in Willingdon the flat is being sold CHAIN FREE and benefits include 2 double bedrooms, a spacious double aspect lounge with French doors onto the private terrace, a refitted kitchen and shower room/WC. Further benefits double glazing, electric heating and an extended lease term. Local shops can be found nearby at Freshwater Square. An internal inspection comes highly recommended.

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30 The Lawns,
St. Marys Close,
Willingdon, BN22 0ND

Leasehold

Offers In The Region Of:
£180,000

Main Features

- Spacious Willingdon Garden Apartment
- 2 Bedrooms
- Ground Floor
- Double Aspect Lounge
- Fitted Kitchen/Breakfast Room
- Shower Room/WC
- Double Glazing
- Electric Heating
- Park Like Communal Gardens With Seating Areas
- CHAIN FREE

Entrance
Communal entrance with ground floor private entrance door to -

Hallway
Night storage heater. Coved ceiling. Double built-in cupboard with overhead storage. Further built-in cupboard.

Double Aspect Lounge
15'9 x 15'5 (4.80m x 4.70m)
Night storage heater. Coved ceiling. Feature fireplace with tiled surround and hearth. Wall lights. Double glazed French doors to -

Private Terrace
With gated access and glorious views over the lawned communal gardens.

Fitted Kitchen/Breakfast Room
11'9 x 6'11 (3.58m x 2.11m)
Range of fitted lightwood wall and base units. Worktop with inset one & a half bowl single drainer sink unit and mixer tap. Space for upright fridge/freezer. Washer/dryer (included). Built-in electric oven and hob. Extractor cooker hood. Part tiled walls. Coved ceiling. Double glazed window.

Bedroom 1
15'7 x 10'5 (4.75m x 3.18m)
Night storage heater. Built-in double wardrobe. Fitted wardrobes with mirrored doors. Coved ceiling. Double glazed window to rear aspect.

Bedroom 2
10'5 x 9'6 (3.18m x 2.90m)
Night storage heater. Coved ceiling. Television point. Double glazed window to front aspect.

Shower Room/WC
Suite comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Heated towel rail. Wall mounted electric heater. Frosted double glazed window.

Outside
The stunning park like communal gardens are mainly laid to lawn with mature trees, shrubs and seating areas.

EPC = E

Council Tax Band = 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: £80 per annum. Paid quarterly (£20).
Maintenance: £1680 per annum. Paid quarterly (£420).
Lease: 123 years remaining. 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.