



For Sale

Leasehold

Seaview Avenue, Vange, Offers In Region Of
£170,000

WOW! NICE LOCATION! AND WITH NO ONWARD CHAIN IS THIS PLEASANT FIRST FLOOR MAISONETTE SET IN A VIRTUAL DETACHED UNIT. TWO ALLOCATED PARKING SPACES, 2 GOOD BEDROOMS, LOUNGE, FITTED KITCHEN, MODERN BATHROOM/WC, ECONOMY 7 HEATING, UPVC DOUBLE GLAZED - EASY ACCESS OF A13. WELL PRICED, COME AND HAVE A LOOK!

Communal entrance door to

Stairs to first floor landing, personal Upvc double glazed entrance door, with cut glass centre panel to:

NEAT ENTRANCE HALL

With real wood flooring, access to loft with ladder, airing cupboard with copper cylinder and twin immersion heaters.

LOUNGE

12' 7" x 11' 7" (3.84m x 3.53m)

With real wood flooring, Upvc double glazed window, Economy 7 heater, low level storage cupboards, coved cornice to ceiling.

KITCHEN

9' 4" x 7' 10" (2.84m x 2.39m)

Fitted with a range of light wood effect units comprising base units with drawers and cupboards beneath. Inset stainless steel sink with mixer taps, inset ceramic hob with oven under, range of wall cupboards, real wood flooring, part tiled walls, coved cornice to ceiling, Upvc double glazed window. Automatic washing machine (to remain), fridge/freezer (to remain). Space and plumbing for slim-line dishwasher.

BEDROOM ONE

10' 5" x 9' 9" (3.18m x 3.0m)

With electric convector heater, Upvc double glazed window, coved cornice to ceiling, new carpet.

BEDROOM TWO

10' 5" x 7' 2" (3.18m x 2.18m)

Electric convector heater, Upvc double glazed window, coved cornice to ceiling, new carpet.

FULLY TILED BATHROOM/WC

With white suite comprising modern panelled bath with hand basin with cupboard beneath, close coupled low flush wc., ceramic tiled floor, Upvc double glazed window, medicine cabinet, electrically heated chrome ladder style radiator/towel rail.

EXTERIOR

The block is surrounded by pleasant communal gardens and there are two allocated parking spaces in a rear courtyard.

LEASE

The Lease has an unexpired term of 99 years. Annual ground rent of £35.00, service charge approx. £33 per month





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