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Apartment 9 High Legh, Marine Drive, Fairhaven FY8 1AU

£339,000

Well Presented Second-Floor Apartment with Panoramic Coastal Views - No Onward Chain



Entrance Hallway

Coving, radiator, secure entry phone system, ceiling light, carpeted flooring, telephone point, useful built in cloaks cupboard. Doors leading to the following rooms:

Living Dining Room

Bright and spacious reception room with large UPVC double glazed picture window to the front, enjoying beautiful views looking over Granny's Bay and beyond. Further double glazed windows to the side. Feature wall mounted electric fire, coving, ceiling lights, wall lights, carpeted flooring, radiators and TV aerial point. Sliding double glazed doors to:

Sun Lounge

Large double glazed windows boasting stunning views over the beach. Ceiling light, carpeted flooring and radiator.

Kitchen

Sliding double glazed internal window into the Sun Lounge, extending those fantastic views. Range of fitted wall and base units incorporating laminate work surfaces and inset Franke stainless steel single bowl sink and drainer with mixer tap. Integrated appliances include: four ring ceramic hob with extractor hood above, electric oven/grill, and microwave oven. Space and plumbing for freestanding fridge freezer and washing machine. Ceramic tiled flooring, ceiling light, lighting under wall units and splash back panelling.

Master Bedroom

UPVC double glazed window to the rear. A range of fitted bedroom furniture incorporating wardrobes, dressing table, drawers, display shelving units and cupboards. Radiator, coving, TV aerial point and ceiling light.

Bedroom Two

Double glazed window to the rear. Range of fitted wardrobes, Radiator, coving, ceiling light and carpeted flooring. Door to:

En-Suite WC

Two piece white suite comprising: vanity unit with inset wash hand basin and chrome mixer tap; and WC with push button flush. Wall mounted mirror with strip light incorporating a shaver point, ceramic tiled walls and flooring, extractor and ceiling light.

Shower Room

UPVC double glazed obscured window to the rear. Three piece white suite comprising: large step-in shower enclosure with glass screens and a wall mounted shower; large vanity unit with ample storage and inset wash hand basin with chrome mixer tap; and WC with push button flush. Shaver point, radiator, ceramic tiled walls and flooring, original shower enclosure offering extra storage space, and large (3'8 x 3'4) airing cupboard housing Ravenheat combi central heating boiler.

Communal Garage

The apartment benefits from an allocated numbered car parking space in the communal garage, approached through electric up & over garage door or additional personal access door to the side.

Additional Information

Maintenance Charge - £215 per month

Tenure - Leasehold for the remainder of 866 year term (ground rent included in the maintenance charge)

Restrictions - No letting or pets are allowed.

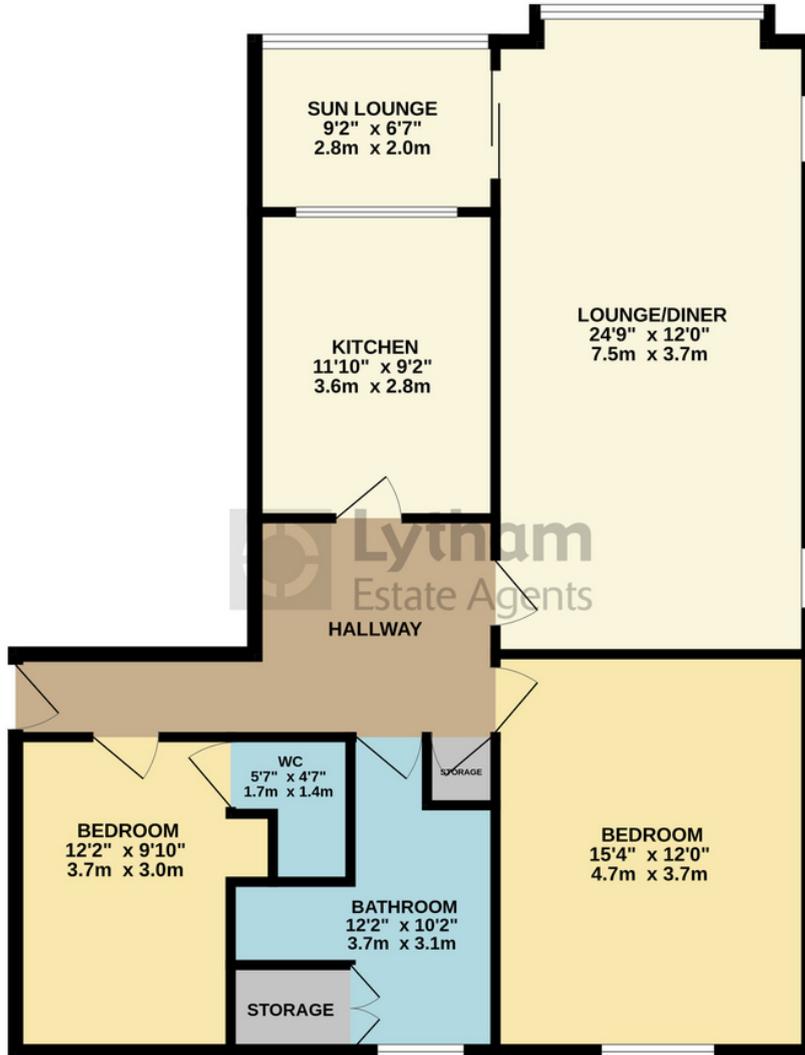
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Floor Plans

GROUND FLOOR
976 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.6 sq.m.) approx.

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 operability or efficiency can be given.
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