

Sea Lane, Ingoldmells

£70,000



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1



- First Floor Flat
- One Bedroom
- Open Plan Living Area
- Private Garden

- Allocated Parking Space
- Close to Shops and Amenities
- Easy Access to Local Bus Routes
- Tax Band A EPC Rating



Oxford Family Estates are pleased to bring to the market this first floor one bedroom flat in a central location of Ingoldmells. The property benefits from a good sized open plan lounge and kitchen. Outside is a private rear low maintenance garden and an allocated parking space.

Entrance and Landing

Tiled floor, with carpeted stairs & handrail to first floor landing. Part double glazed Upvc door. Loft access and electric storage heater.

Kitchen and Lounge 4.95m max x 3.93m (16'2" x 12'10")

Kitchen area with cupboards and base units, integrated oven and hob with extractor over, inset stainless steel sink and space and plumbing for washing machine and fridge freezer. Lounge area with electric feature fire and large Upvc window overlooking the front of the property.

Bedroom 2.99m x 2.92m (9'9" x 9'6")

Double bedroom with two built in cupboards over the stairs, electric storage heater and Upvc double glazed window to rear elevation

Bathroom 1.90m x 1.68m (6'2" x 5'6")

Bath with Gainsborough electric shower and curtain fitted. Pedestal sink, low level toilet and extractor fan. Fully tiled walls and vinyl flooring.



Outside

The flat benefits from its own private garden at the rear of the property with a timber shed. To the rear of the garden is an allocated parking space.

Leasehold

Oxford Family Estates understands the current lease for the property expires 27th June 2089 (64 years at the time of listing the property for sale).

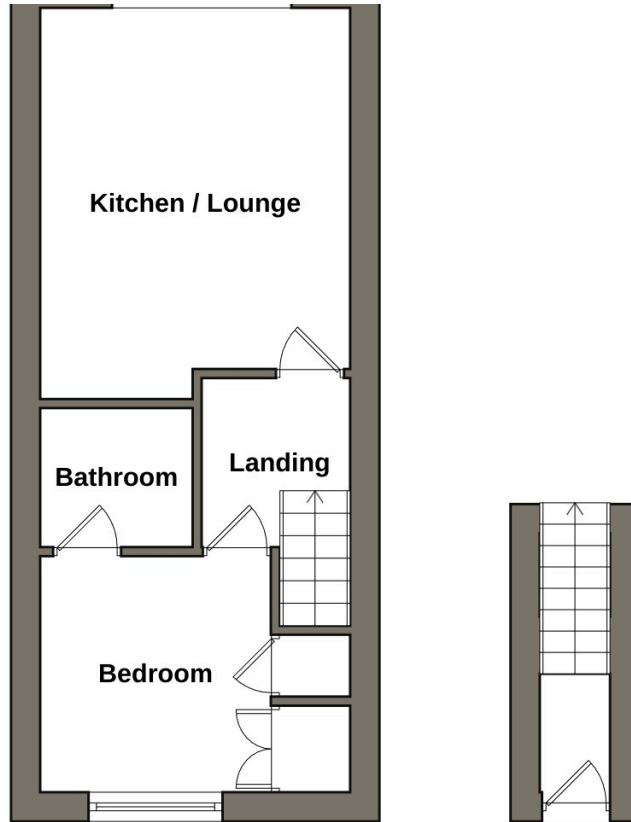
Oxford Family Estates understands the annual ground rent is £75.00 and the service charge is £172.50.

Ingoldmells

Ingoldmells is a coastal village in an area that is very popular with the tourists. It has various parts to the village with the large grade 1 listed St Peter & St Pauls church at the centre with many local shops including a Tesco express, chemist, cafes, restaurants, pubs, village hall and a primary school.

Heading down towards the sea front in Ingoldmells is the very well known Fantasy Island with its local market and further shopping outlets.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	