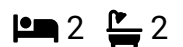




## Kings Drive, King Edward VII Estate, Midhurst, West Sussex, GU29 0EY

Offers In Region Of £575,000



Absolutely stunning and immaculately presented 2 bedroom apartment with luxury en-suite and further luxury family shower room.

The fitted Kitchen boasts modern luxury brand appliances bespoke fitted cabinets and a spectacular dining room with full lead light windows.

This apartment length terrace balcony has access from all principle rooms, beautiful unspoilt views over the main gardens and towards the South Downs.

Double bedrooms with luxury bespoke fitted Sharpes wardrobes, luxury carpets and double French doors.

Private entrance and two allocated parking in underground secure carpark.

Concierge service and use of residents grade 11 listed communal areas. Swimming pool and gym.

### Floor Area

860 sq. ft.

### Tenure

Leasehold

### Service Charge

£4867.89 per annum

### Ground Rent

£250 per annum

- Stunning southerly view over listed gardens & South Downs
- Double French doors from both Double bedrooms
- Dual aspect lounge with French doors to balcony terrace
- Double allocated parking in secure underground car park
- Views to the listed Chapel and internal gardens
- Luxury ensuite bathroom and further luxury shower room
- Modern fully fitted kitchen with premium integrated appliances
- Private entrance
- Close to residents swimming pool & car park
- High Specification throughout



No. 130 King Edward VII Estate

Gross Internal Floor Area: 822 sq ft / 76.4 sq m

Living Room: 18'9" x 13'1" (5.6m x 3.9m)

Kitchen/Dining: 12'6" x 12'10" (3.7m x 3.9m)

Principal Bedroom: 12'4" x 12'9" (3.6m x 3.9m)

Bedroom Two: 10'10" x 10'7" (3.3m x 3.2m)



Tenure: Leasehold | Service Charge: £4,867.89 pa | Ground Rent: £250 pa

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning fixtures and fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omissions, mis-statement or use of data shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.