

Shaw Rabson & Co

ESTATE AGENTS - LETTINGS AGENTS



12 Mulberry Court Grand Parade, Littlestone, New Romney, Kent, TN28 8LZ

- INVESTMENT OPPORTUNITY
- 2 BEDROOMS
- BALCONY WITH SEA VIEWS
- FIRST FLOOR FLAT
- GARAGE EN BLOC
- TENANT IN SITU

Asking Price
£197,000

Full description

INVESTMENT OPPORTUNITY- SOLD WITH TENANT IN SITU

A two bedroom first floor flat with panoramic sea views from the balcony. The property comprises of kitchen/diner, two double bedrooms, lounge with patio doors to balcony and bathroom with W/C.

The property comes with a dedicated parking space and a garage en bloc. The property benefits from gas central heating and uPVC windows. The property is sold with a share of the Freehold.

ENTRANCE

Communal entrance with door entry system.

HALLWAY

Carpet tiles. Storage cupboard. Intercom system. Danfoss boiler control panel. Honeywell thermostat

KITCHEN

14'9" x 8'2" (max approx)

Range of cupboards and drawers under and matching over. Space for three under counter appliances. Rolled edge laminate worktop. Stainless Steel 1.5 sink and drainer with mixer tap. New World gas hob. New World grill and oven. Splash-back to walls. Tiled floor.



LIVING ROOM

14'9" x 14'6" (max approx)

Carpet. Radiator. TV aerial point. Open Reach point. Sliding patio door to balcony with panoramic sea views.



BALCONY

Sea views across the Romney Bay

BEDROOM

14'3" x 9'8" (inc wardrobe) max approx.

Carpet. Build in wardrobe with sliding door.

BEDROOM

9'9" x 10'9" (max approx)

Carpet. Light fitting.

BATHROOM

8'5" x 6'11" (max approx)

Bath with shower to tap attachment. Pedestal wash hand basin. Close link W/C. Laminate floor. Tiled walls with PVC shower panels around the bath. Cupboard with shelving and housing Worcester boiler. Cupboard with sliding door housing water tank. Radiator. Nuaire extractor. Glen wall heater.


Length of lease: 999 years from August 2013

Management Fee: £480 Per Annum

Investment Opportunity: More information upon application.

Council Tax - Band 'C'

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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