

# Shaw Rabson & Co

ESTATE AGENTS - LETTINGS AGENTS



11 Shearwater House Cedar Crescent,  
St. Marys Bay, Romney Marsh, Kent,  
TN29 0XP

**Asking Price**  
**£199,950**

A well-designed purpose-built flats in St. Mary's Bay. Being situated near to the local shops, beach and bus routes. This top floor flat offers lovely large living room with sliding patio door onto the balcony with sea views, fitted kitchen, two good sized double bedrooms, one having built in wardrobes, shower room WC, plenty of storage cupboards, garage en-bloc and well-kept communal gardens. Double glazed throughout.

958 Years left on the lease. Annual maintenance fee £1,100

The price also includes 1/12 share in the freehold company.



Council Tax Band: C C



## **ENTRANCE**

Communal entrance with door entry system. Stairs to top floor

## **LOBBY**

Flat front door to lobby area with cloak cupboard. Light.

## **HALLWAY**

Glazed door and glazed side panel allowing borrowed light from living room. Door entry phone system. Airing cupboard with water tank with immersion heater and shelves. Radiator. Doors to:

## **LIVING ROOM**

16'3" x 16'3" (max approx)

'L' Shaped room with sea views. Double glazed sliding patio doors to balcony. Storage cupboard. TV aerial and internet point. Radiators. Carpet.

## **BALCONY**

Lovely sea views across well the maintained communal garden . Space for bistro table and chairs .Light

## **KITCHEN/ BREAKFAST ROOM**

13'0" x 10'0" (max approx)

Spacious kitchen with rolled edge marble effect work surface having cupboards and drawer under and a range of matching cupboards over. Inset single drainer sink with mixer tap. Freestanding Rangemaster 110 gas hob/griddle with electric oven. Potterton Suprima gas fired central heating and hot water boiler. Plumbing for washing machine, tumble dryer and space fridge freezer. Part tiled walls. Vinyl flooring. Storage cupboard. Central heating and hot water controls. Radiator.

## **BEDROOM**

13'3" x 10'8" (max approx)

Views across the Marsh. 6 door built in wardrobe. Carpet. Radiator

## **BEDROOM**

10'7" x 9'1" (max approx)

Views across the Marsh. Single radiator. Carpet.

## **SHOWER ROOM**

10'2" x 5'10" (max approx)

Shower room with sliding doors to shower with Triton T100 electric shower. Pedestal hand basin with mixer tap. Close link WC. Radiator. Wall mounted mirror. Extractor fan. Part tiled walls and vinyl flooring.


## **COMMUNAL AREAS**

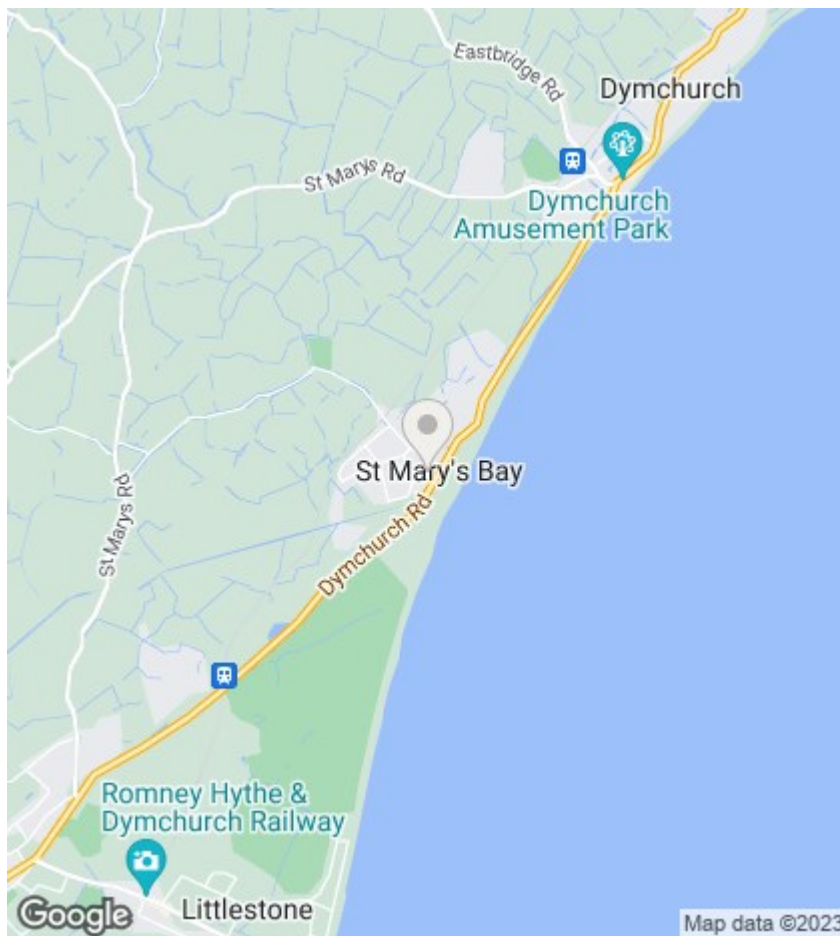
Well maintained communal front and back garden. Shared bin area. Outside washing line area. Undesignated parking down the side of the building opposite the garages.

## **GARAGE**

Single garage en-bloc with up and over door.

## Energy Efficiency Rating

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



Our Ref: 3537-3