



**Second Drive, Southernhay Second Drive, TQ14**

£275,000 Guide Price

# Property Description

**AGENTS COMMENTS** This beautifully presented apartment is part of the Southernhay development and enjoys wonderful sea and estuary views being on the first floor (with no apartment above) of this attractive converted period building. The property is immediately impressive on entering, with a video entry system and a beautifully maintained communal hallway with elegant stairs rising to the entrance of 'The Bay'. This apartment has two good sized bedrooms and a wonderful large sash bay window in the lounge which enjoys a fantastic sea view and floods the area with light.

**STEP INSIDE** Stepping in to the apartment, the generous hallway is bright and spacious with doors off to the principal rooms. There are overhead storage cupboards, ceiling spotlights, deep skirting boards and there is access to the loft space.

Entering the lounge, the eye is immediately drawn to the fabulous large south facing sash uPVC bay window which fills the room with light and enjoys a wonderful sea view. A further window overlooks the front of the property and there are lovely views of the estuary to be had from this aspect. The room has ceiling spotlights, coving, deep skirting boards and high quality parquet LVT flooring.

The modern kitchen is well equipped with a range of base and wall units with work top and tiled splashback. There is an integrated electric oven and grill with four ring gas hob and extractor above, integrated dishwasher, integrated fridge and freezer and there is an integral washing machine/dryer. The kitchen sink is inset in worktop with groove cut drainer and there are ceiling spotlights. A window faces south giving lovely sea and estuary views.

A door from the hallway opens up to six stairs with a tasteful stainless steel handrail descending to the master bedroom which has a window overlooking the front of the building enjoying estuary views. The room has ceiling spotlights, deep



skirting boards and there is a mirror fronted built in double wardrobe. A door leads into the en suite cloakroom with low level dual flush WC, wash hand basin with storage beneath, heated towel rail and access to the loft space in this lower level. A door within the cloakroom opens into a storage cupboard with hanging and shelving where the shower cubicle once was, which could be re instated.

A further bedroom with ceiling spotlights overlooks the front of the building again, enjoying lovely estuary views. There is an overhead cupboard which houses the boiler, which we are advised has a four year warranty remaining.

The bathroom comprises bath with rainfall shower and additional shower attachment above with shower screen, wash hand basin in vanity unit with storage below and mirror above and concealed cistern low level dual flush WC. There is a heated towel rail, ceiling spotlights and extractor.

LEASEHOLD - LENGTH OF LEASE 999 YEARS FROM 2018 PLUS 1/8 SHARE OF FREEHOLD TO BE HANDED TO THE RESIDENTS STILL.

SERVICE CHARGE - £1,000 PER ANNUM (INCLUDES BUILDING INSURANCE)

COUNCIL TAX BAND C - £1980 PER ANNUM

MEASUREMENTS Lounge/Diner 18' 1" x 13' 10" (5.51m x 4.21m), Kitchen 8' 7" x 7' 11" (2.63m x 2.41m), Bedroom 15' 11" x 10' 9" (4.85m x 3.28m), En Suite Cloakroom 4' 9" x 3' 11" (1.45m x 1.19m), Bedroom 8' 9" x 8' 7" (2.68m x 2.63m)

EPC Rating: C

# Key Features

- ✓ First Floor Apartment (no apartment above)
- ✓ Lovely Sea & Estuary Views
- ✓ Secure Video Entry
- ✓ Two Bedrooms
- ✓ En Suite Cloakroom
- ✓ Well Equipped Kitchen
- ✓ Modern Bathroom
- ✓ Lounge With Sash Bay Window
- ✓ Use of Large Communal Lawn
- ✓ EPC - C



# External Areas

## Communal Garden

There is a well maintained communal garden and large lawn enjoying sea views which is shared by this development of which 1/8 is payable yearly for the upkeep of the grounds, included in the service charge which also includes building insurance, the costs of exterior painting and window cleaning for the property. There is also a communal cellar where each property in the complex has an allocated storage space.

## Allocated Parking

### 1 Parking Space

To the front of Southernhay is a well maintained car park and 'The Bay' enjoys an allocated parking space directly outside this attractive building. The communal entrance at the front of the property is approached by a few steps to the front door where there is a secure video entry system.





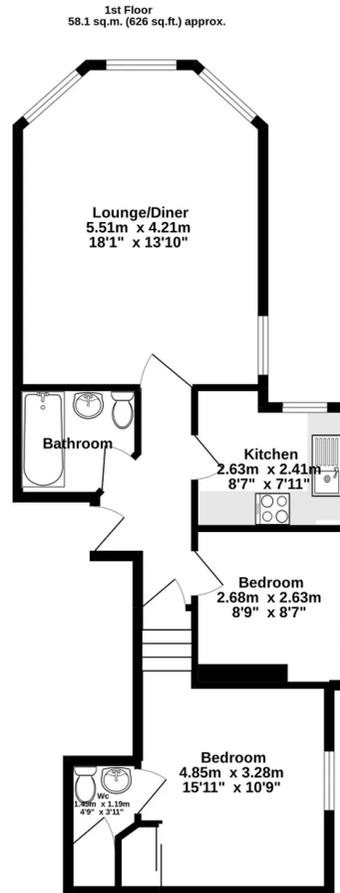








# All



**TOTAL FLOOR AREA : 58.1 sq.m. (626 sq.ft.) 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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