



## 11 Sorrento House, Ezel Court

£249,950 Leasehold

**\*\*EXTREMELY SPACIOUS\* NO CHAIN\*\*** MGY are pleased to present for sale, a spacious two bedroom, second floor apartment within the highly sought after...

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

## **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Double glazed uPVC window to side. Spacious hallway. Carpeted flooring. Underfloor heating. Two storage cupboards, one housing hot water tank. Video entry intercom system. Thermostat. Spotlights.

## **LOUNGE/DINER**

Dimensions: 24' 2" x 17' 6" (7.38m x 5.35m). Entered via double wooden doors. Double glazed uPVC patio doors, leading onto large decked balcony with ample sun. Extremely spacious. Carpeted flooring. Underfloor heating. Thermostat. TV and telephone point. Double wooden doors, leading to large kitchen.

## **BALCONY**

Large decked balcony, with glass surround and ample sun. External lighting. Accessed from the lounge/diner.

## **KITCHEN**

Dimensions: 10' 9" x 8' 9" (3.30m x 2.69m). Large modern kitchen. Tiled flooring. Underfloor heating. Wall and base units with work surfaces incorporating stainless steel sink. Integrated oven and four ring electric hob, with stainless steel extractor hood over. Ample storage. Over and under unit lighting. Integrated fridge freezer, dishwasher and washer/dryer. Extractor fan. Thermostat. Spotlights. Door to additional storage cupboard.

## **MASTER BEDROOM**

Dimensions: 17' 10" x 15' 10" (5.45m x 4.83m). Double glazed uPVC window and patio door, leading to additional balcony. Exceptionally large double bedroom. Carpeted flooring. Underfloor heating. Two built in double wardrobes. Thermostat. TV and telephone point. Door to:-

## **EN-SUITE**

Dimensions: 8' 5" x 4' 11" (2.59m x 1.52m). Large modern en-suite. Tiled flooring. Fully tiled walls. Double shower cubicle. Wall mounted wash hand basin. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights

## **BALCONY**

Large decked balcony, with glass surround. External lighting. Accessed from the master bedroom.

## **BEDROOM TWO**

Dimensions: 15' 1" x 12' 7" (4.61m x 3.86m). Double glazed uPVC windows to rear. Double bedroom. Carpeted flooring. Underfloor heating. Built in double wardrobe. TV and telephone point. Thermostat.

## **BATHROOM**

Dimensions: 7' 0" x 6' 10" (2.14m x 2.10m). Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath, with shower over and glass shower screen. W.C. Shaver point. Wall mounted mirrors. Heated towel rail. Extractor fan. Spotlights.

## **PARKING**

Allocated undercroft parking space. Visitor parking.

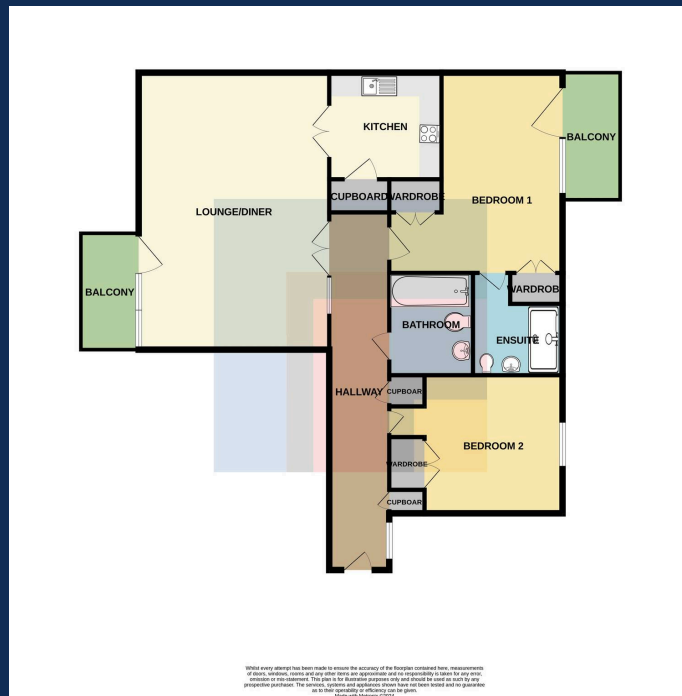
## **FACILITIES**

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

## **TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3580 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £326 per annum.





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