



KEATS AVENUE,  
**£330,000 SHARED FREEHOLD**

**Winkworth**



**Extremely well presented, two double bedroom first floor apartment. Situated close to the village centre and sea front.**

Covered entrance porch with outside courtesy light and wall mounted security entry phone system. Double glazed double opening doors, leading to the hallway, with stairs to the first floor landing and accommodation.

Apartment six is located on the first floor and accessed via a wooden front door equipped with a security spy hole. This leads to the:

**Entrance hallway** with a wall mounted security phone and a wall mounted electrical heater operated manually or by timer, double doors to built-in cloaks/storage cupboard containing a wall mounted electric meter and fuse board. An adjacent double door opens to a further storage cupboard housing a hot water heater. There is a further telephone point and doors off to all living accommodation including the:

#### **Lounge Dining Room**

A dual aspect room with a double glazed window to the front and further double glazed window to the rear with further double glazed sliding patio doors giving access onto the balcony; enclosed to both sides and front by double glazed sealed units, with patio tiled flooring and covered roof. The lounge area has a television aerial point, a wall mounted electrical heater. The dining area also has a further wall mounted electric heater, power points and an archway to the:

#### **Kitchen**

Double glazed window to the side and a roll-edged work surface in part 3 walls with a range of base and a drawer units below, with a further matching wall mounted unit over the 1 and 1/2 basin sink and drainer, with mono taps above. The kitchen also benefits from a fitted fridge and freezer, adjacent fitted Neff electric oven and Neff induction hob inset to the work surface with a fitted dishwasher and washing machine and electrical power points.



### **Bedroom One**

Double glazed window to the front with a wall mounted electric heater, a television aerial point and further electrical power points.

### **Bedroom Two**

A double glazed window to the front with a wall mounted electrical heater and electrical power points.



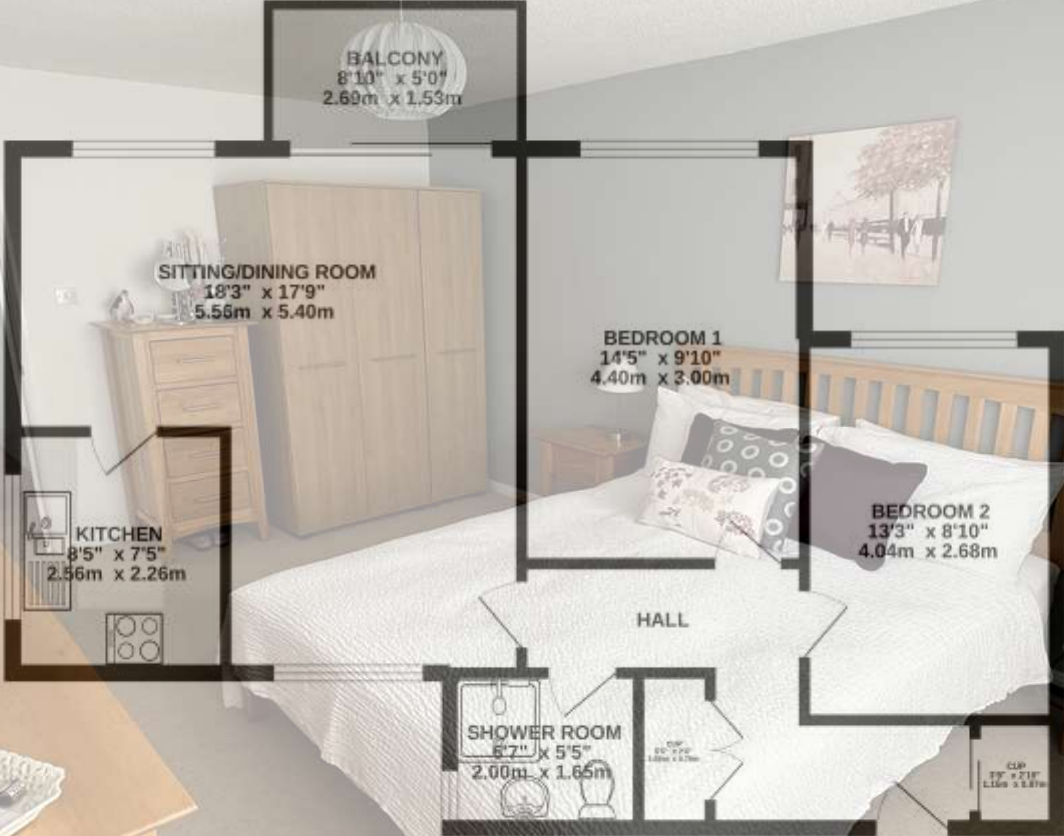
### **Family Shower Room**

There is an obscured double glazed window to the side and a matching suite comprising low-level WC, pedestal wash hand basin and walk-in shower cubicle with wall mounted Myra electric shower, an adjacent wall mounted ladder style radiator, part tiled walls.

### **Outside**

The property benefits a single garage, each accessed via mechanically operated up and over doors together with idyllic communal gardens.

UPPER FLOOR FLAT



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Energy Efficiency Rating		Current	Potential
Very energy efficient (best rating)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Poor	E	58	70
Very poor	F		
Worst energy efficient (worst rating)	G		

England, Scotland & Wales  
EU Directive 2002/91/EC

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