



The Wills Benton

- Two Bedrooms
- Two Shower Rooms
- UPVC Double Glazing
- Secure Entrance
- Residents Parking

£ 140,000



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The Wills

Benton

A superb two bedroom ground floor apartment with mezzanine level located within the The Wills building just off the coast road. The property is presented to the highest of standards and benefits from a range of quality fixtures and fittings. It offers generous accommodation and features two en suite shower rooms, good size sitting room, fitted wardrobes to master bedroom and mezzanine level acting as a second bedroom or office. The kitchen also benefits from an integrated washing machine and dishwasher. Additional features include gas fired central heating, upvc double glazing, residents parking.

ENTRANCE DOOR LEADS TO:

ENTRANCE HALL

Entrance door, staircase to first floor, built in cupboard, built in cupboard, radiator.

LOUNGE/DINING ROOM 19'11 x 10'5 (6.07 x 3.18m)

Hardwood flooring, double radiator.

KITCHEN 10'8 (max) x 9'2 (max) (3.25 x 2.79m)

Fitted with a range of wall and base units, single drainer sink unit, built in electric oven, built in induction hob, breakfast bar, hardwood flooring, built in cupboard, integrated washing machine and dishwasher.

BEDROOM ONE 13'1 x 8'4 (to wardrobes) (3.99 x 2.54m)

Double glazed window, fitted wardrobes with sliding doors, double radiator.

EN SUITE SHOWER ROOM

Walk in double shower, wash hand basin, set in vanity unit, low level WC, tiled floor, heated towel rail.

BEDROOM TWO 13'8 (max) x 9'2 (4.17 x 2.79m)

Built in cupboard housing hot water cylinder, radiator.

EN SUITE SHOWER ROOM

Step in shower cubicle, wash hand basin, set in vanity unit, low level WC, tiled splash back, tiled floor, heated towel rail.

COMMUNAL GARDENS

RESIDENT PARKING

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from Jan 1998

Ground Rent & Service Charge: £194.03 per month. Planned increase TBC

Any Other Charges/Obligations: N/A

Council Tax Band: C

EPC Rating: C

GS14621/DJ/PC/25.09.23/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 : C	76 : C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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