



Asking Price £180,000

This stunning two-bedroom ground floor apartment is part of a tastefully converted Victorian villa, blending timeless elegance with modern convenience. Boasting a wealth of period features, the property exudes charm and character throughout. Upon entering, you are greeted by a light and airy entrance hall that sets the tone for the spacious living accommodation. The generous bay-fronted living/kitchen/dining area is the heart of the home, offering a perfect space for relaxation and entertaining. The newly fitted kitchen is a chef's delight, complete with integrated appliances, including a fridge freezer and dishwasher. There are two double bedrooms, providing ample space and comfort. The bathroom is a standout feature offering a luxurious retreat. A large storage cupboard, conveniently accessed from the hall, adds practicality to this exquisite home. Externally, the property impresses further. To the front, there is a garden, and we have been informed by the current owners that this apartment has rights of use to the hardstand parking to the front of the property, ensuring convenience. To the rear, a sun terrace with a sleek glass balustrade provides a private outdoor haven, ideal for enjoying sunny afternoons or al fresco dining. This exceptional property combines period charm with contemporary living and needs to be viewed to be truly appreciated. Don't miss the opportunity to make this unique apartment your new home.

Lonsdale Villas, Mannamead, PL4 7AS

Accommodation Comprises

Hall

Lounge/Kitchen/Dining Area 6.06m (19` 11") max x 4.53m (14` 10")

Bedroom 1 4.70m (15` 5") x 4.18m (13` 9") max

Bedroom 2 3.10m (10` 2") x 2.25m (7` 5")

Bathroom

Outside

To the front of the property there is hardstand parking for one car. Steps lead down to a mature front garden which forms part of the property for sale. Access is gained to the ground floor apartment through a communal front door.

Sun Terrace

The property benefits from a rear facing sun terrace with glass balustrade. Accessed via the inner hallway, this lovely terrace would make an ideal spot to relax.

Other Information

Lease length remaining - 157 Years

Service Charge - £420.00 per annum

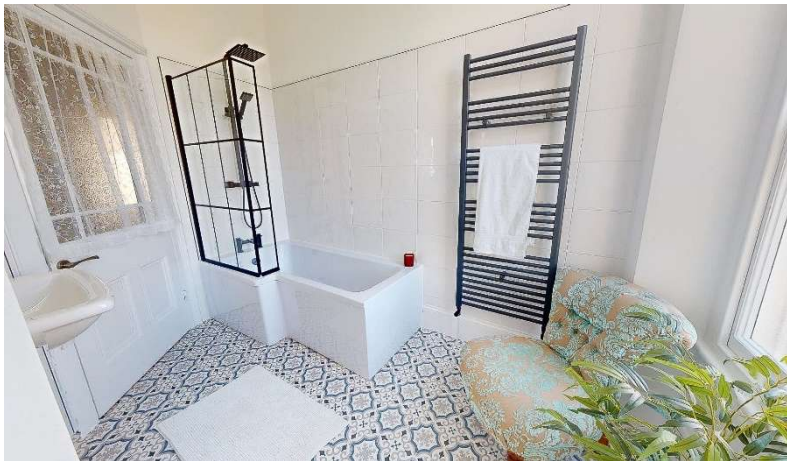
Ground Rent - £0.00

Viewing Arrangements

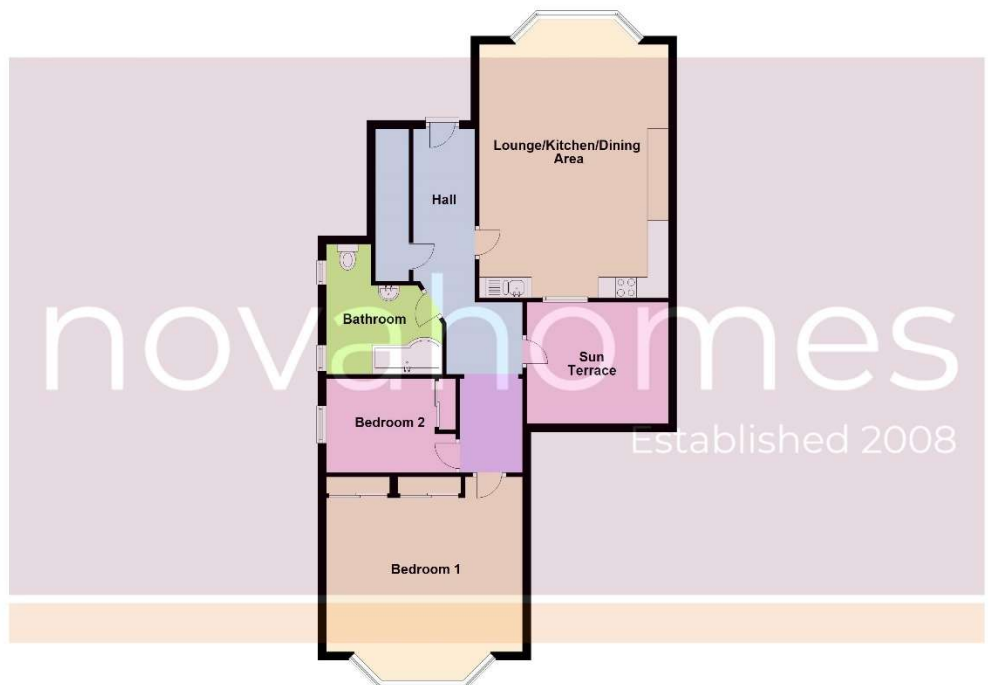
Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.







Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 Plus)	75
B (81-91)	
C (69-80)	
D (55-68)	51
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**1%
FEE**

**0^{WK}
CONTRACT**

**FULL SERVICE
ESTATE AGENTS**

**NO SALE
NO FEE**

