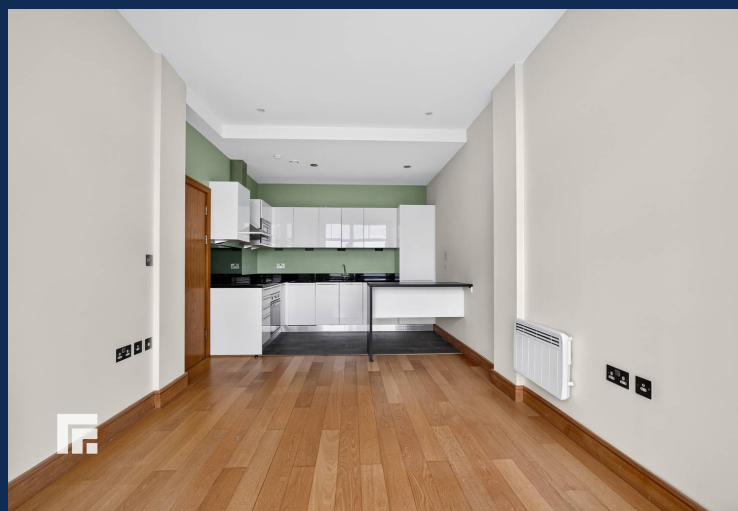




Headlands, Hayes Road

£215,000 Leasehold

Impressive 3-bed waterfront flat with stunning views, redecorated interiors, modern kitchen, en-suite, pool, tennis courts, beach access, parking, concierge, and no onward chain.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Communal Entrance

Accessed via a fob which enjoys stairs and lifts to all floors.

Entrance Hallway

Entered via hardwood front door. Wall mounted heater. Doors to all rooms. Large storage cupboard housing hot water tank.

Kitchen/Lounge/Dining Room

21' 7" x 10' 0" (6.58m x 3.05m)

The spectacular open plan living/dining/kitchen is the focal point of the apartment which benefits from oak flooring, recessed ceiling spotlights and double glazed door providing access to a full length balcony which runs from the open plan living room across two bedrooms with panoramic views over the communal gardens and The Bristol Channel beyond. The Kitchen has been fitted with a range of wall and base units with granite work surfaces. Integral appliances to remain to include: electric oven, dishwasher, cooker hood and induction hob, fridge/freezer and washing machine . The Kitchen further benefits from recessed ceiling spotlights.

Bedroom One

13' 9" x 9' 10" (4.19m x 3.00m)

Main double bedroom with double glazed windows and doors offering sensational views over The Bristol Channel and beyond. Fitted carpet. Electric heater. Fitted wardrobes. Door to En-suite.

En Suite

Fitted with a 3 piece suite comprising a large glass shower cubicle with a thermostatic shower over, pedestal wash hand basin and w.c. Heated chrome towel rail. Mirrored vanity unit. Wall mounted electric heater.

Bedroom Two

11' 3" x 10' 7" (3.43m x 3.23m)

Second double bedroom with double glazed windows and doors offering sensational views over the Bristol Channel and beyond. Fitted carpet. Electric heater. Fitted wardrobes.

Bedroom Three

9' 6" x 9' 3" (2.90m x 2.82m)

Window to the side. Fitted carpets. Electric heater. Wardrobe.

Bathroom

The family bathroom has been fitted with a three piece white suite comprising a mirror paneled bath with a thermostatic shower over, a pedestal wash hand basin and a wc set within a vanity unit. The bathroom further benefits from fully tiled walls and flooring, recessed ceiling spotlights and a wall mounted chrome towel radiator.

Outside

Spacious terrace/seating area with breathtaking views over well maintained communal gardens and The Bristol Channel. Benefiting from approximately 35 acres of communal gardens with superb elevated sea views, 24 hour concierge, on site leisure facilities to include a swimming pool, sauna, gym and tennis courts as well as access to its own private beach. The property offers two allocated parking spaces with additional visitors car parking available. Water rates and building insurance is also included in the service charge.

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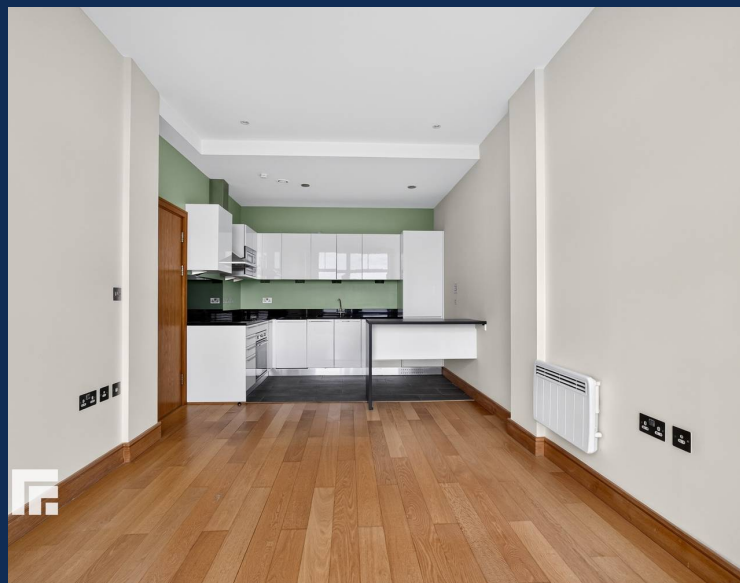
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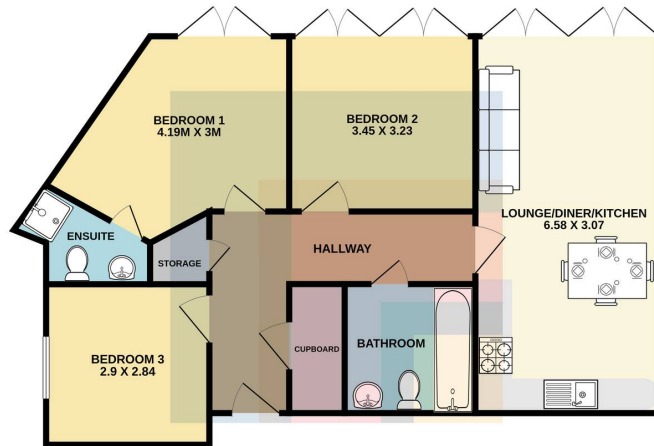
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.
Made with floorplan 3.0.0.0

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