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# Asturias Way, Ocean Village

Offers In Excess Of £300,000



Presented in immaculate condition throughout, this beautifully refurbished three bedroom, two bathroom apartment offers contemporary living with a premium finish. Set within the desirable Asturias Way development, the home boasts a bright south facing aspect complemented by two balconies.

A high specification renovation has been completed within the last 2–3 years, leaving little to no work required for the incoming owner. The modern kitchen features integrated appliances (all under 3 years old and included with the sale) while AeroFlow heaters and a new boiler ensure efficient and comfortable living. A recently installed water softener further enhances the home's practicality.

The spacious open-plan kitchen/living area provides the perfect space for entertaining, flooded with natural light and opening out to a balcony. All three bedrooms are well proportioned, with the principal room having an ensuite and the third bedroom offers direct access to outdoor space.

Both bathrooms have been tastefully refurbished in the last 12–18 months, offering sleek, modern finishes and high-quality fixtures.

Further benefits include two allocated parking spaces plus ample visitor parking, secure entry, and excellent energy-conscious upgrades throughout.

Tenure Type: Leasehold

Leasehold Years remaining on lease: 963 years remaining approx.

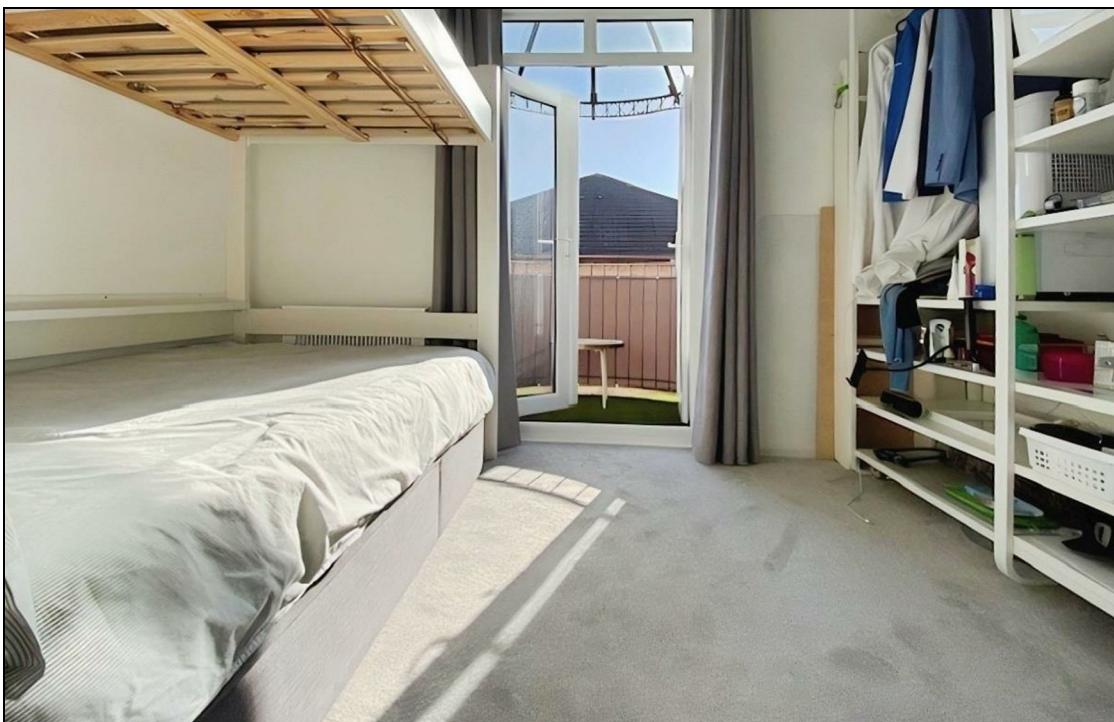
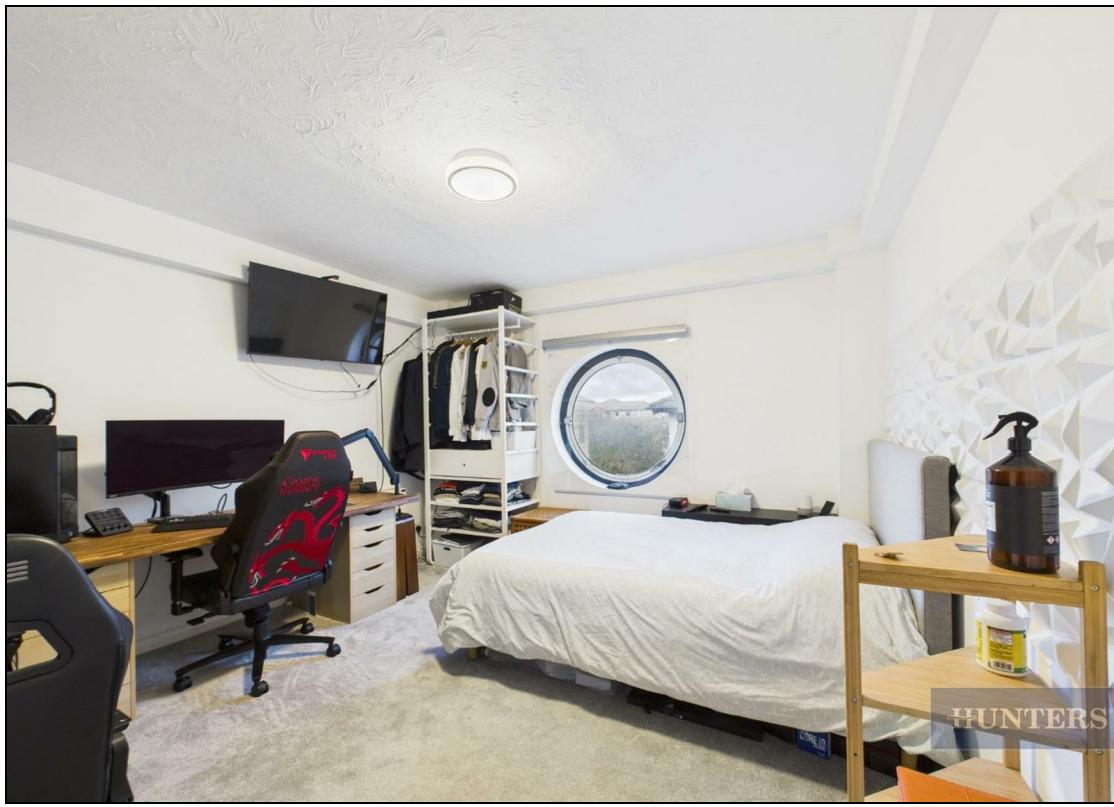
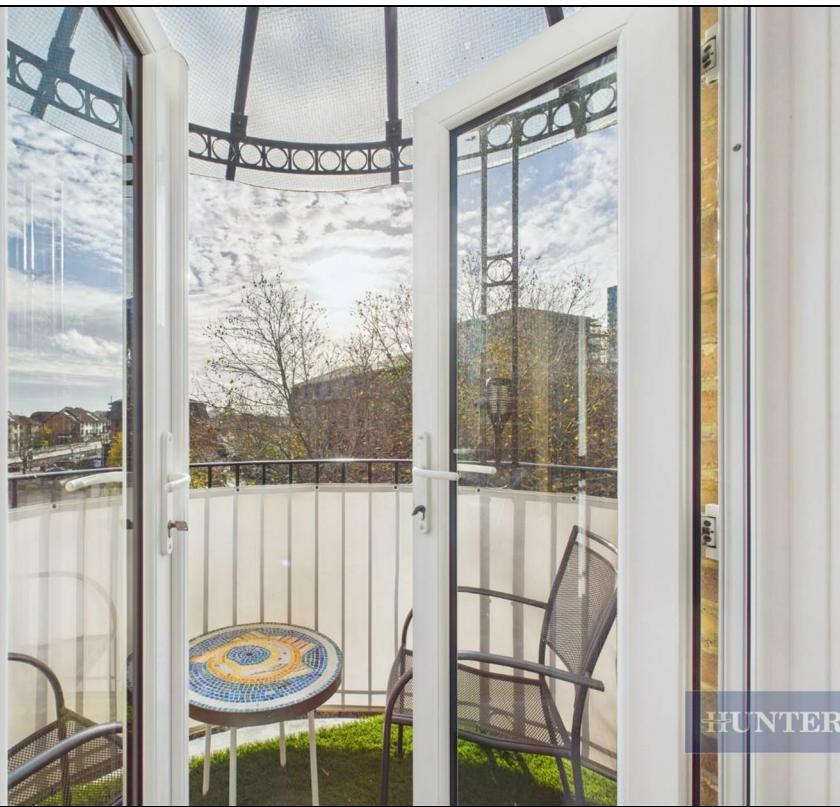
Leasehold Annual Service Charge Amount: (Jan 2025 - Dec 2025) £4102 per annum approx.

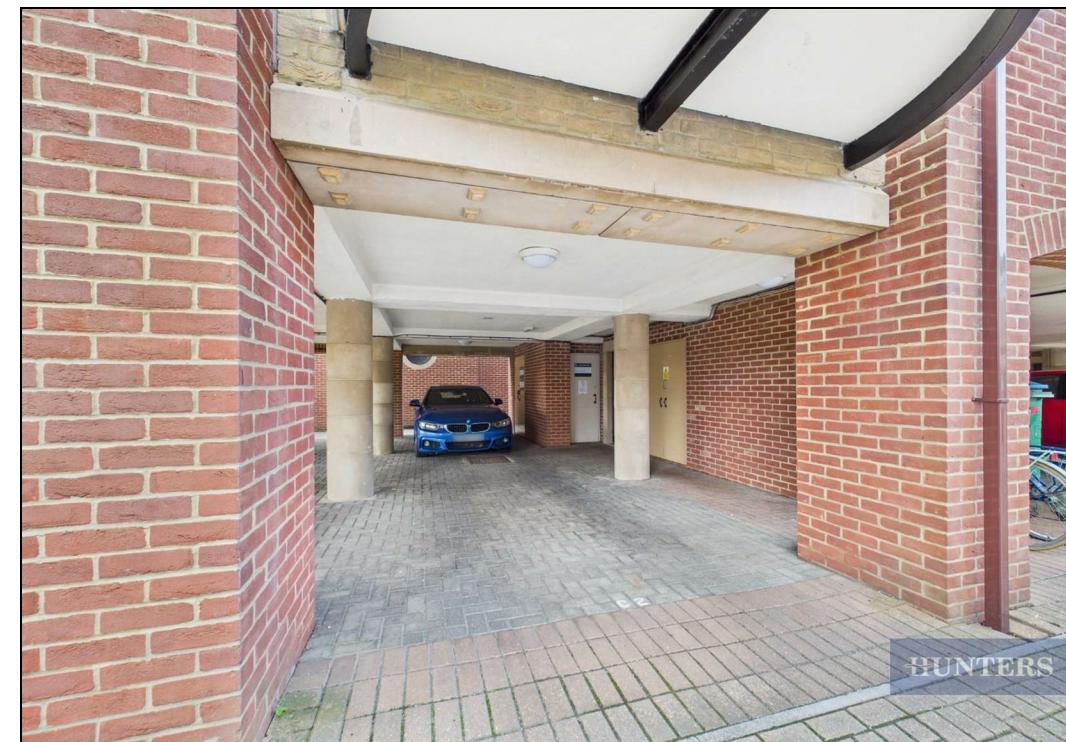
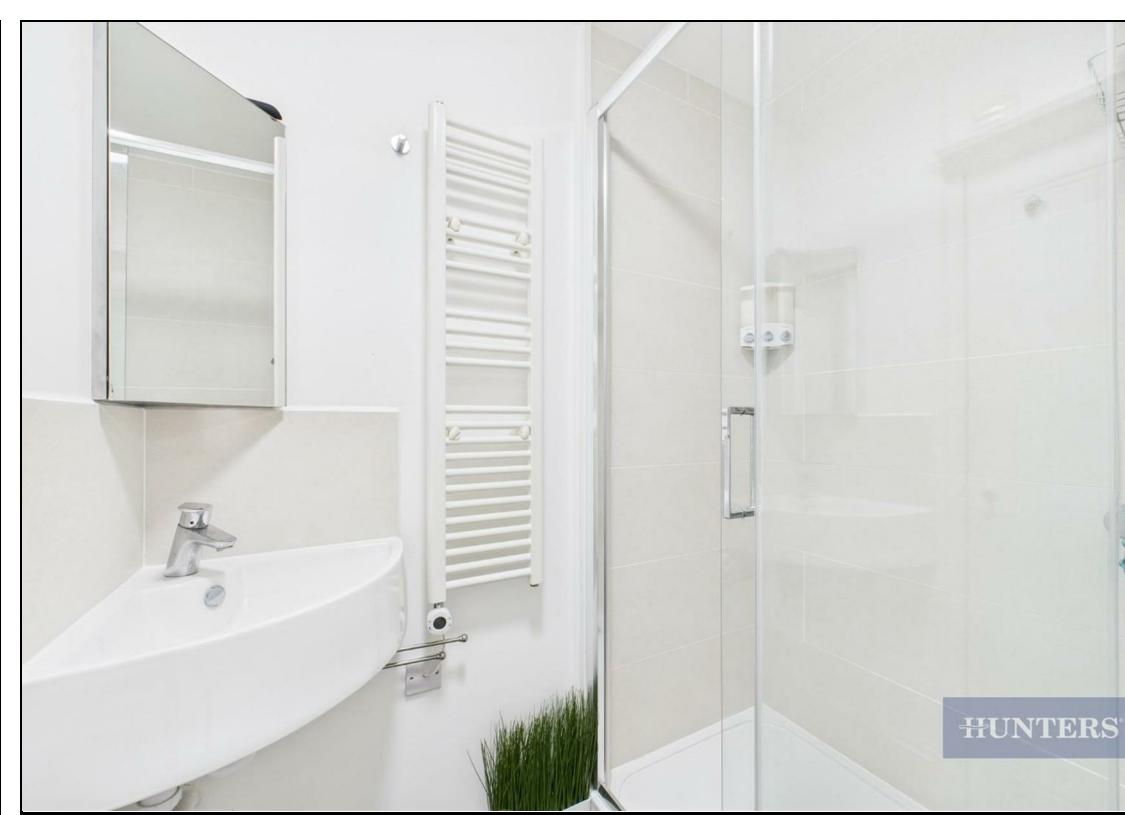
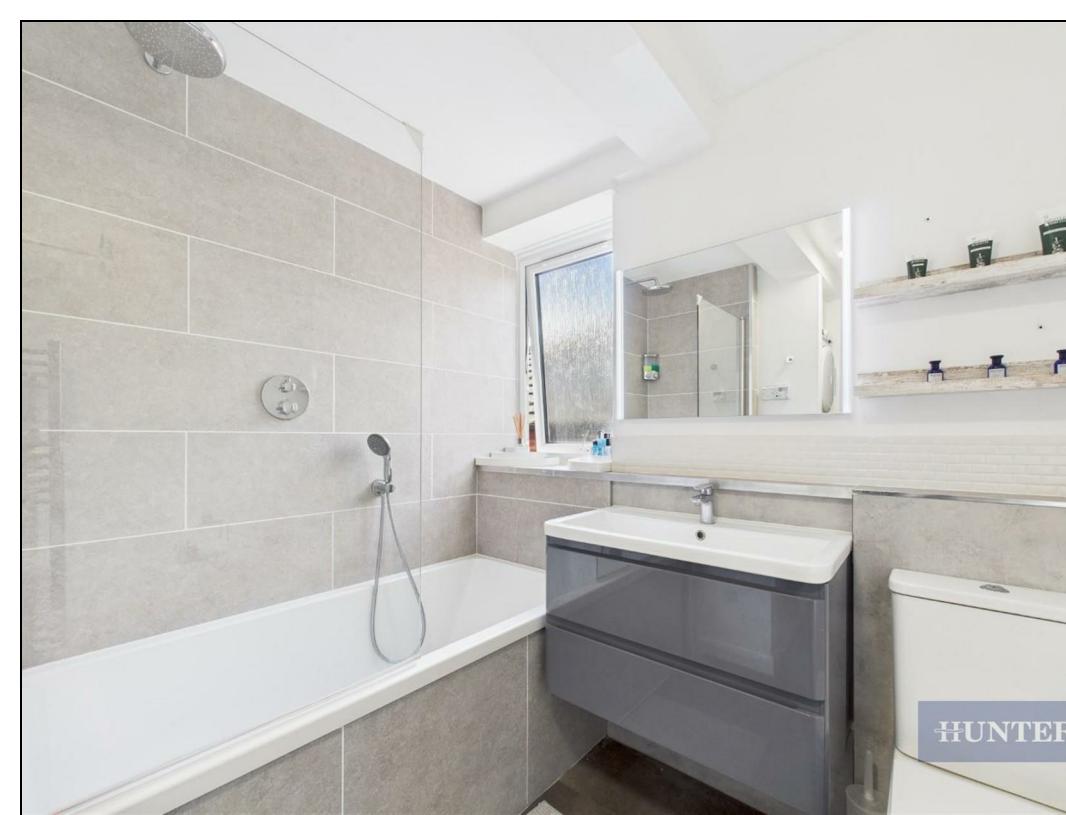
Leasehold Ground Rent Amount: Peppercorn

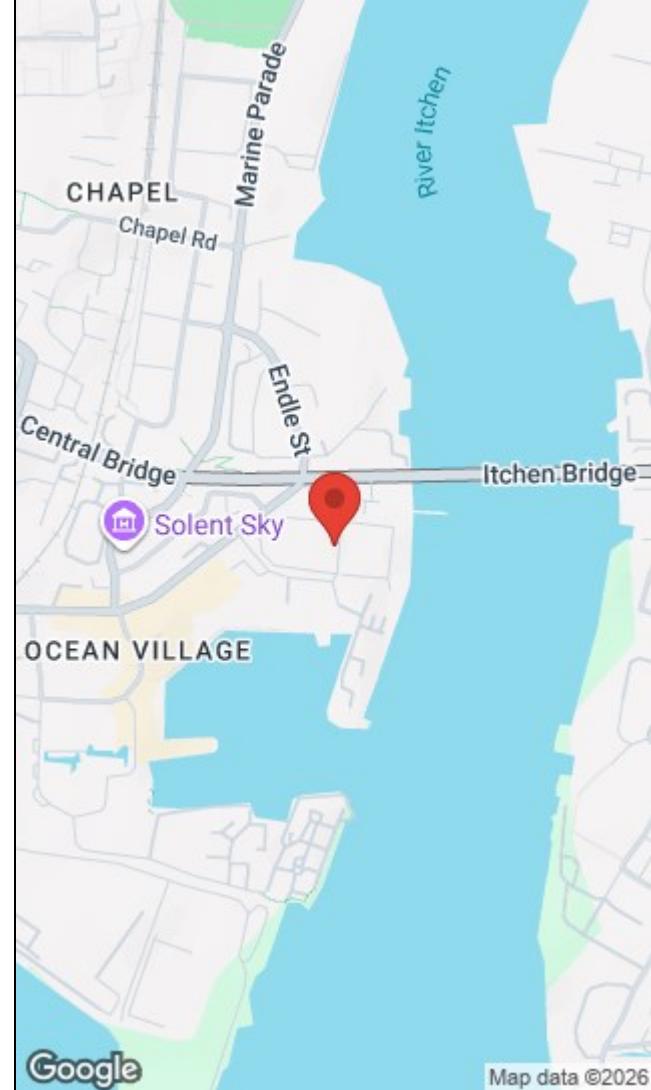
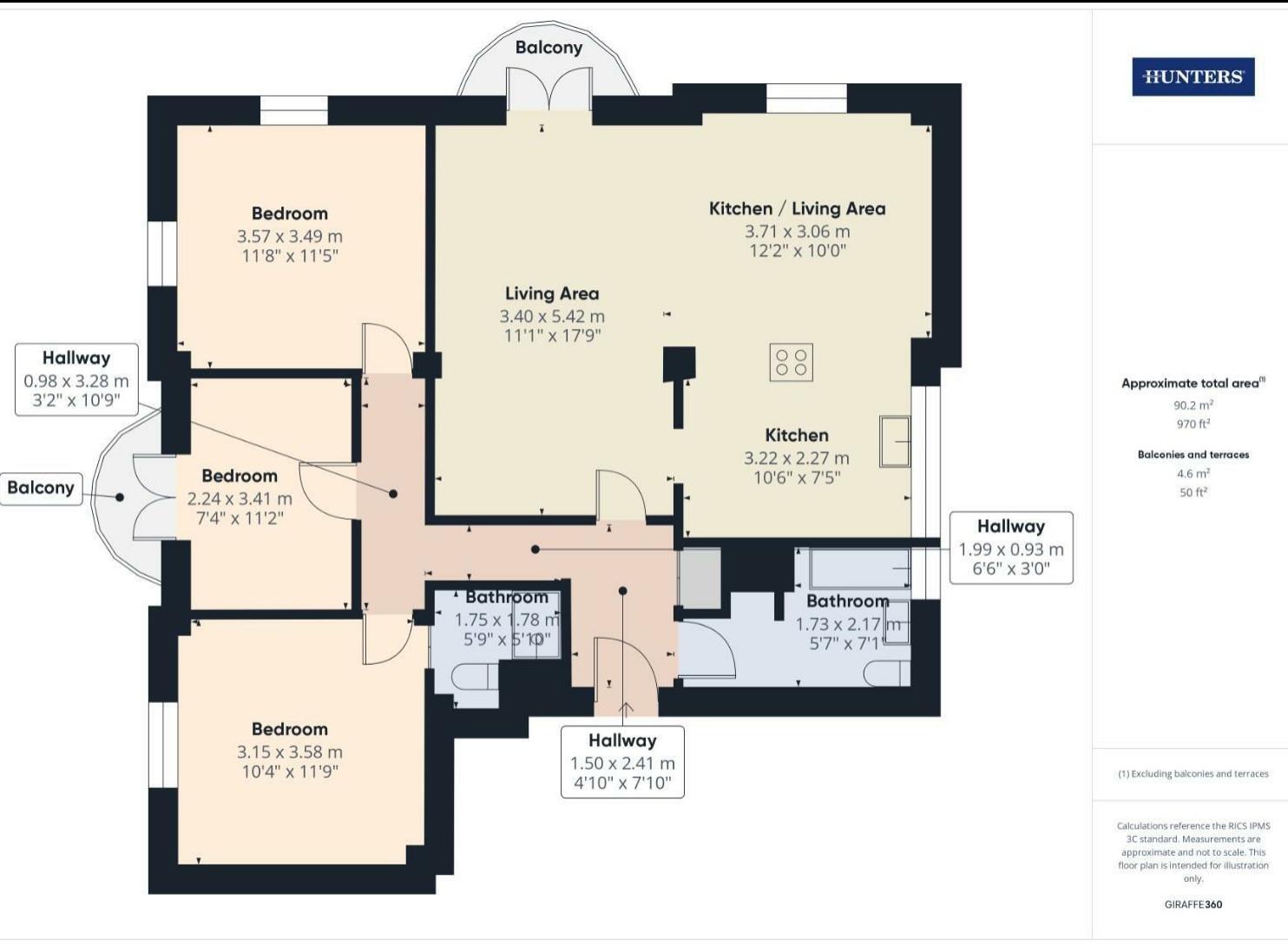
## KEY FEATURES

- Ocean Village location
- Three bedroom apartment
  - Two balconies
  - South facing
- Refurbished to a high standard
  - Open plan
  - Two bathrooms
  - Two parking spaces
  - Visitor parking
  - AeroFlow heaters









Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	72	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G

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