



Greyfriars Court, Lewes

- 2 Bedroom Retirement Apartment
- Prime Central Location
- Ground Floor, Corner Position
- 24-Hr On-Site Care Worker and Emergency Pull Chords
- Communal Lounge, Laundry Room and Gardens
- On-Site Restaurant
- Dual Aspect Living Room
- Updated Kitchen
- Bedroom 1 with En Suite
- Further Wet Room Style Shower Room

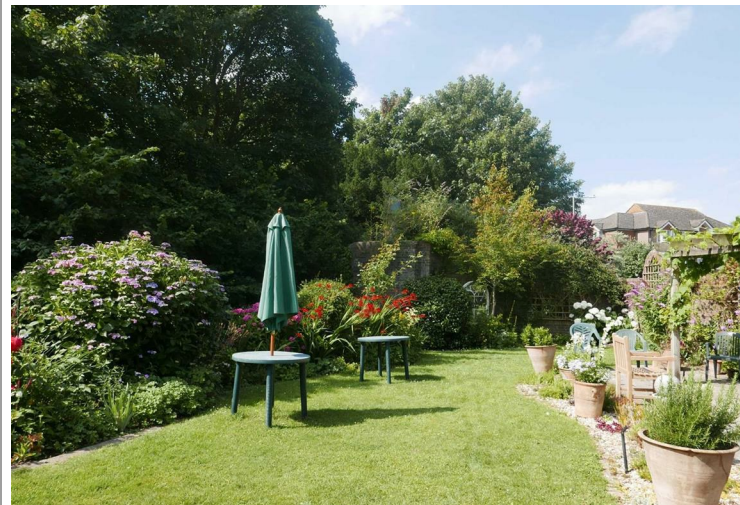


Corner Position, Ground Floor, 2 Bedroom Retirement Apartment in the sought after Greyfriars Court. Located in Prime Central Lewes within the immediate vicinity of all that the County Town has to offer. Greyfriars Court offers a range of services for its residents that are considered to be of a particularly high standard including a dining room serving cooked meals, communal lounge, communal laundry room, communal gardens, 24-hour emergency pull-cords, a 24 hour on-site care-worker and off street parking for residents and their visitors on a first come first served basis. Further benefits to the property itself include double glazed windows, GCH, and views to to the Nature Reserve.

The apartment is conveniently located next to a Secondary Entrance, away from the main lobby, providing privacy and easy access to the Communal Garden. The Living Room is a particular feature to the property being Dual Aspect with views to two sides, overlooking the Nature Reserve.

The Kitchen has been finished in a white design with kitchen cupboards and drawers with space for appliances. Bedroom 1 has a fitted wardrobes and an EnSuite Bathroom. The Updated Bathroom features a 'walk in' Bath with a Shower Room. The easy access bath has a door and fitted seat.

Bedroom 2 offers the advantage of providing space for a live in carer if ever required.



GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Every care is taken in preparing our sales particulars and they are usually verified by the vendor. We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take advice of your legal representative.

A Further Wet Room completes the accommodation. To the Outside we find a well maintained and cared for Communal Garden which is stocked with a range of established plants and mature trees and offers various paved seating areas.

We have been advised that the lease is approximately 94 Years and the Service Charge is £660.87 Per month (TBV). A significant proportion of the Service Charge relates to items which the prospective purchaser is responsible for in their present home, such as building insurance, building maintenance, gardening, and domestic help. We understand that the lease provides that a transfer premium is payable to Retirement Security on resale of a property. The maximum premium payable is 3% of the sale price depending on the length of time an owner has lived at the property. Further information is available from Greyfriars. EPC rating D.

directions

From our office in the High Street turn right and proceed towards the War Memorial. Follow the one-way system keeping in the right hand lane. At the traffic lights cross straight over (past Boots on the corner). Turn left at the mini roundabout and then take the first turning on the right into Court Road. The property can be found immediately on the left hand side.

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