



ESTATE AGENTS

**24 Wellington Court, Rue De Bayeux, Battle, TN33 0EB**

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Tel: 01424 839111

**Price £160,000**



PCM Estate Agents are delighted to present to the market this BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR RETIREMENT FLAT, catered to the OVER 55's. Situated within a PURPOSE BUILT BUILDING, located just off of Battle High Street and within walking distance of the many available shops that Battle High Street has to offer. Offered to the market CHAIN FREE.

The spacious accomodation comprises an entrance hallway with utility cupboard, LOUNGE with a PLEASANT OUTLOOK over the communal garden, MODERN KITCHEN with INTEGRATED APPLIANCES, TWO BEDROOM with built in wardrobes and a MODERN SHOWER ROOM. There is also a resident warden at the property.

Please call PCM Estate Agents to arrange your viewing to avoid disappointment.

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hallway, level access with private front door leading to:

#### **ENTRANCE HALL**

Double storage cupboard, separate utility cupboard for tumble dryer and washing machine, entry phone, radiator.

#### **LOUNGE**

16'8 x 10'5 (5.08m x 3.18m)

Windows to front aspect overlooking the communal gardens, radiator, television and telephone points.

#### **KITCHEN**

7'9 x 7'6 (2.36m x 2.29m)

Modern and comprising a range of eye and base level units, four ring gas hob with with extractor above, integrated oven, integrated fridge freezer, integrated dishwasher, inset sink with mixer tap, double glazed window to rear aspect.

#### **BEDROOM**

10'5 x 8'8 (3.18m x 2.64m)

Built in wardrobe, radiator, television point, window to side aspect.

#### **BEDROOM**

8'1 x 5'6 (2.46m x 1.68m)

Integrated wardrobe, radiator, window overlooking the communal gardens.

#### **SHOWER ROOM**

5'7 x 6'1 (1.70m x 1.85m)

Modern walk in shower, dual flush wc, built in storage units, wash hand basin with mixer tap and storage below, towel rail, wall mounted LED mirror, shaver point, window to rear aspect.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 99 years from 1987, approximately 61 years remaining.

Service Charge: Approximately £4124 per annum

Ground Rent: Approximately £319 per annum

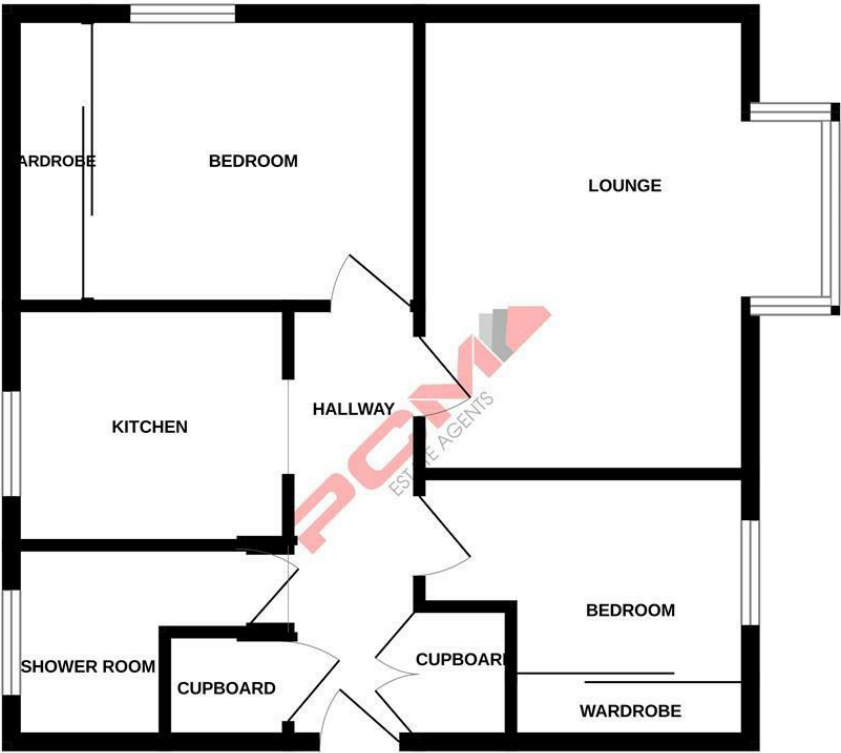
Pets: Allowed with managers consent

#### **COMMUNAL GARDENS**

Very well presented.



GROUND FLOOR



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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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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