



**PCMA**  
ESTATE AGENTS

**Flat 3, 32, Cooden Ledge, St. Leonards-On-Sea, TN38  
8ET**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
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**75% Shared Ownership £165,000**

If you are seeking an opportunity to acquire a SUPERBLY PROPORTIONED TWO BEDROOMED PURPOSE BUILT APARTMENT then look no further than this superb example offered to the market with a 75% SHARED OWNERSHIP with no rent payable on the remaining 25%. Offered to the market CHAIN FREE.

Enjoying benefits including gas central heating, double glazing, 16ft LOUNGE with JULIETTE BALCONY, kitchen with INTEGRATED APPLIANCES, 15ft MASTER BEDROOM with good sized second bedroom having Juliette balcony also, MODERN BATHROOM & wc, allocated OFF ROAD CAR PARKING SPACE and a LENGTHY LEASE.

Situated towards the Western outskirts of St Leonards with access to roads leading to both the nearby market town of Battle and Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

Call now to book your immediate viewing yo avoid disappointment.

#### **COMMUNAL ENTRANCE LOBBY**

With stairs rising to the first floor, private front door leading to:

#### **ENTRANCE HALL**

Double glazed window to front aspect, entry phone received, burglar alarm control panel, radiator, walk in storage cupboard.

#### **LOUNGE**

16'5" x 12'4" (5.00m x 3.76m)

Double glazed window to rear aspect, radiator, wall light points, double glazed double doors opening to Juliette balcony, open plan to:

#### **KITCHEN**

11'2" max x 8'6" max (3.40m max x 2.59m max)

Double glazed window to side aspect, stainless steel inset one and a half bowl sink, range of base units comprising cupboards and drawers set beneath working surfaces matching wall units over, under cupboard lighting, stainless steel chimney style cooker hood with stainless steel back plate, over stainless steel four ring gas hob, stainless steel single electric oven, integrated washing

machine, integrated fridge/freezer, cupboard housing wall mounted gas combination boiler, inset ceiling spotlights, integrated wine rack, cooker point.

#### **BEDROOM ONE**

15'7" x 12'9" (4.75m x 3.89m)

Double glazed window to rear aspect, radiator.

#### **BEDROOM TWO**

11'2" x 8'6" (3.40m x 2.59m)

Double glazed window to front aspect, double glazed double doors opening to Juliette balcony, radiator.

#### **BATHROOM**

Part tiled walls, modern white suite comprising panelled bath with mixer spray attachment, fitted shower screen, pedestal basin, low level wc, shaver point, radiator, inset ceiling spotlights, extractor fan.

#### **OUTSIDE**

Allocated parking space.

#### **TENURE**

Lease: 125 years from 2005, approximately 105 years remaining.

Ground rent: £400 per annum

Service charge: Approximately £1788.90 per annum paid in two installments

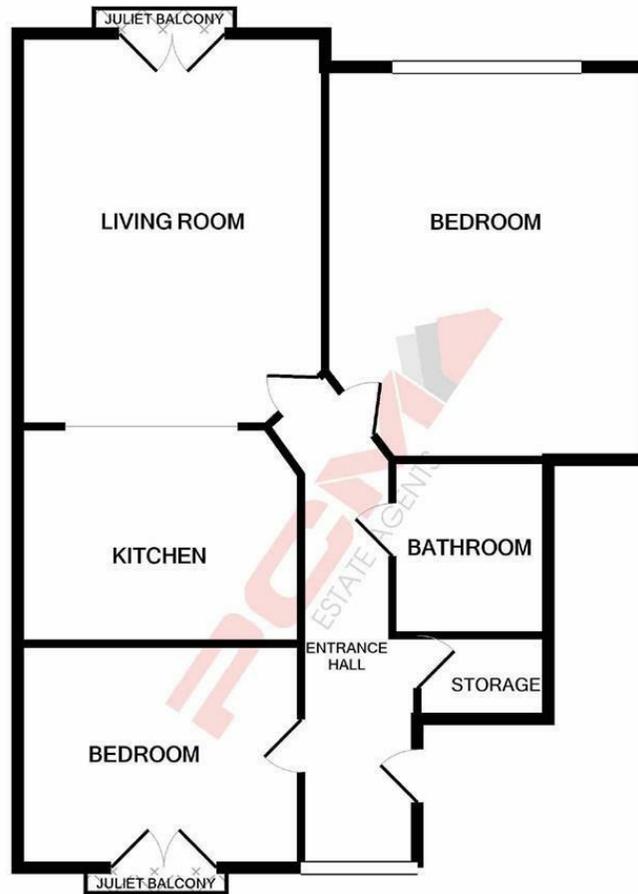
Letting: Not Allowed

Air BnB: Not Allowed

Pets: Yes, by agreement

Council Tax Band: B





TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)

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  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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			
<b>England &amp; Wales</b>		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) <b>A</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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.