



ESTATE AGENTS

**38 Kenrith Court, St Helens Crescent, Hastings, TN34
2SQ**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £125,000

If you are seeking a CHAIN FREE ONE BEDROOMED MANAGED APARTMENT then look no further than this STUNNING EXAMPLE having been the subject of much improvement and enjoying benefits including a MODERN KITCHEN with AEG INTEGRATED APPLIANCES, modern SHOWER ROOM & wc, bedroom with fitted furniture and 16ft LOUNGE with BALCONY overlooking the COMMUNAL GARDENS.

Conveniently situated for access to the picturesque Alexandra Park and bus routes to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

The property also enjoys the benefit of COMMUNAL FACILITIES such as a residents lounge and laundry facilities. Call now to book your viewing to avoid disappointment.

COMMUNAL ENTRANCE LOBBY

Lift or stairs to third floor, front door to;

ENTRANCE HALLWAY

Walk in storage airing cupboard with hot water cylinder and immersion heater, electricity fuse board and meter.

LOUNGE

16'10 x 9'10 (5.13m x 3.00m)

Double glazed sliding patio doors opening to front balcony enjoying superb views over the communal gardens to the front, wall light points, telephone point, wall mounted electric heater, return door to hallway, archway to;

KITCHEN

6'9 x 5'8 (2.06m x 1.73m)

Stainless steel inset sink with stainless steel mixer tap over, range of high gloss modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, integrated cooker hood over AEG inset four ring ceramic hob, stainless steel single AEG oven, stainless steel AEG integrated microwave, tiled floor.

BEDROOM

13'3 max x 9' max (4.04m max x 2.74m max)

Double glazed window to front aspect, range of fitted bedroom furniture comprising wardrobes and drawers between, built in wardrobe, wall light point, wall mounted electric heater, return door to hallway.

SHOWER ROOM

Tiled walls, tiled shower cubicle, wash hand basin set into vanity unit beneath with stainless steel mixer tap over, low level wc, fitted wall unit with mirrored doors, electric heated towel rail, extractor fan, return door to hallway.

TENURE

Lease: - 959 years

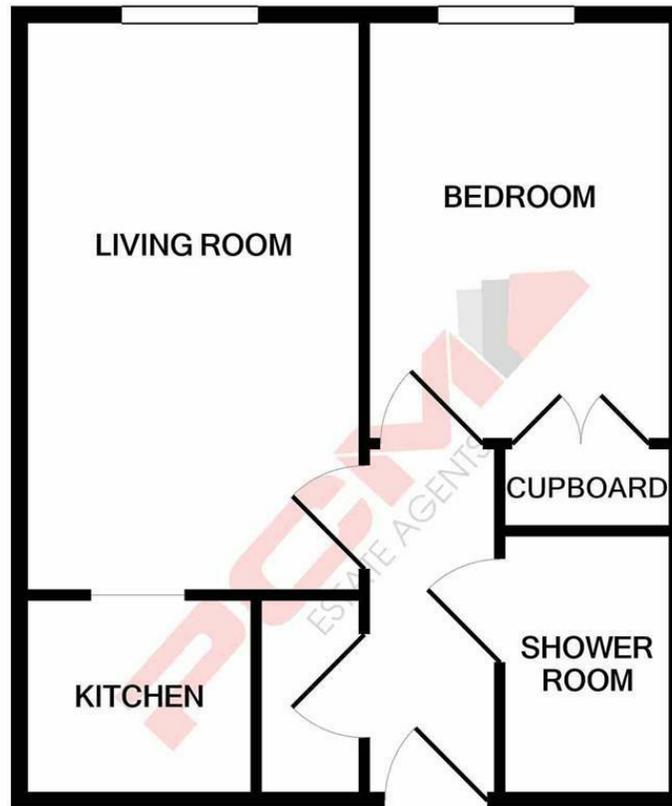
Maintenance & Review Period: £1774.40 per annum/ Reviewed 31st March each year.

Ground Rent & Review Period: £308 per annum/ Reviewed 31st March each year.

COMMUNAL FACILITIES

Including lounge, laundry room and guest suite.





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) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.