



ESTATE AGENTS

**27 Kenrith Court, St. Helens Crescent, Hastings, TN34
2SQ**

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

Price £85,000

PCM Estate Agents welcome to the market an opportunity to secure this PURPOSE BUILT SECOND FLOOR ONE BEDROOM FLAT, situated in this MANAGED RETIREMENT APARTMENT catered to the OVER 60's and offered to the market CHAIN FREE.

Accommodation comprises an entrance hall LOUNGE-DINER having PLEASANT VIEWS over the front COMMUNAL GROUNDS, kitchen, GOOD SIZED DOUBLE BEDROOM with BUILT IN WARDROBES and a bathroom.

Located within easy reach of bus routes close to Alexandra Park and offering communal facilities including a RESIDENTS LOUNGE, LAUNDRY ROOM and GUEST SUITE; subject to the necessary charges and booking.

Please call the owners agents now to arrange your viewing and avoid disappointment.

COMMUNAL ENTRANCE LOBBY

With lift or stairs to second floor, private front door to

ENTRANCE HALL

Entry phone receiver, lifeline pull cord, cupboard housing the hot water tank, with electric consumer unit and meter, door to:

LOUNGE

16'8 x 9'8 (5.08m x 2.95m)

Electric storage heater, wall lighting, emergency pull cord, double glazed bay window to front aspect overlooking the grounds to the front and seating area, archway to:

KITCHEN

6'7 x 5'6 (2.01m x 1.68m)

In need of modernisation but comprising a range of eye and base level units, four ring electric hob with electric oven beneath and extractor above, inset sink, space for under counter fridge freezer, part tiled walls.

BEDROOM

13' x 8'9 (3.96m x 2.67m)

Electric storage heater, built in wardrobe with hanging space and additional shelving above, emergency pull cord, double glazed window to front aspect providing pleasant views over the front gardens.

BATHROOM

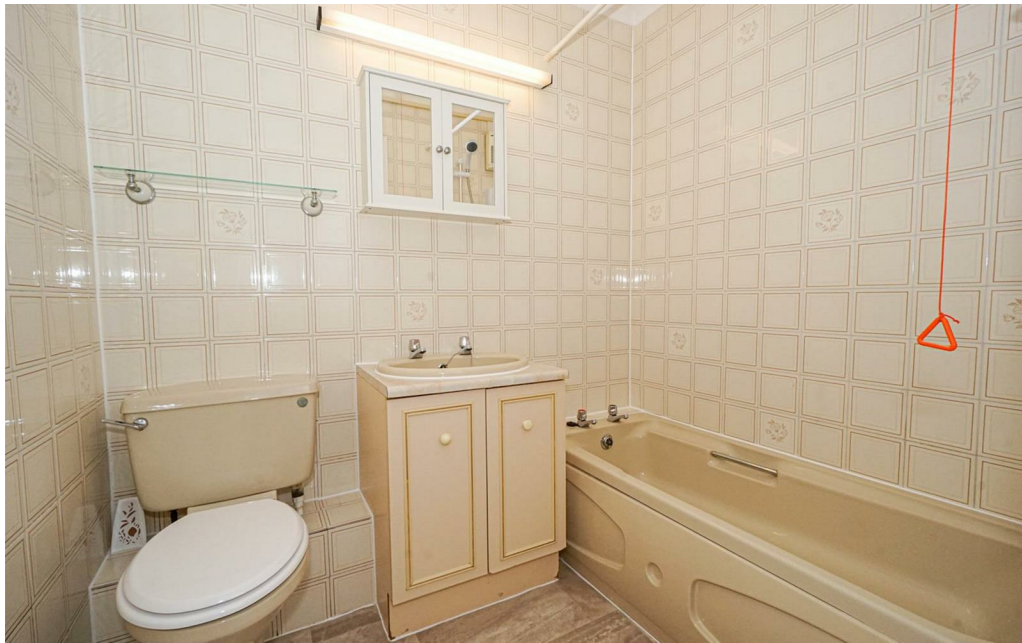
Panelled bath with electric shower attachment, wash hand basin with storage beneath, wc, tiled walls, emergency pull cord and extractor fan.

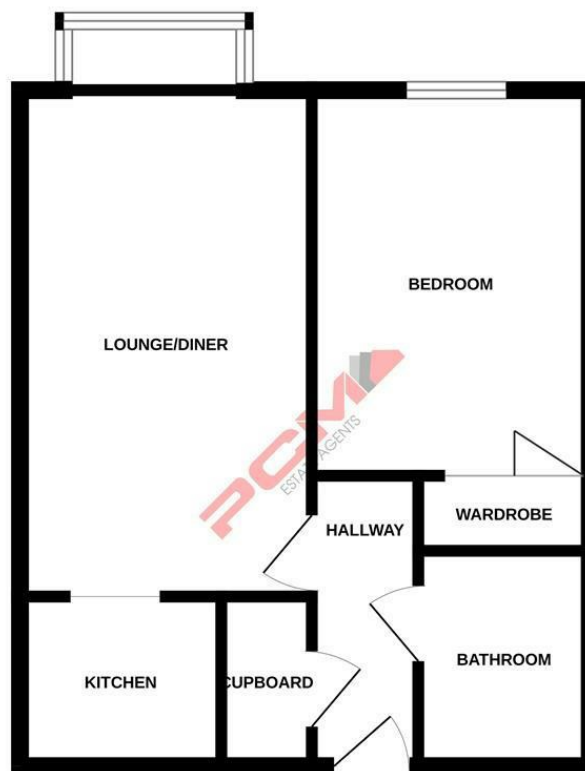
TENURE

Lease - 958 years remaining

Service Charge: Approximately £2094 per annum (£1047 per 6 months) and includes the water, building insurance, lift maintenance, window cleaning and heating of communal areas.

Ground Rent: Approximately £328 per annum (£164 per 6 months)





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.
 Made with Metropix G2020

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
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		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	