

ESTATE AGENTS

21 Abbey Court, St. Martins Way, Battle, TN33 0TZ

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Price £127,500

Situated in this superbly convenient location for access to Battle High Street is this SUPERBLY PRESENTED PURPOSE BUILT MANAGED ONE BEDROOMED SELF-CONTAINED APARTMENT for the OVER 55's, enjoying benefits including electric heating, double glazing, MODERN KITCHEN with INTEGRATED APPLIANCES, lounge, bedroom, MODERN BATHROOM & WC and a LONG LEASE.

Located within steps of Battle High Street providing access to its many bars, restaurants, shopping facilities and mainline railway station.

Call now to book your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to;

ENTRANCE HALLWAY

Stairs to first floor landing, double glazed window to rear aspect enjoying views up to Battle High Street, trap hatch to loft space, airing cupboard with hot water cylinder.

LOUNGE

16'9 max x 12'3 max (5.11m max x 3.73m max)

Double glazed windows to front aspect, electric panel heater, built in cupboard with shelving, double doors to bedroom (described later), return door to hallway, entry phone receiver, doorway to;

KITCHEN

8'2 x 7'8 (2.49m x 2.34m)

Double glazed window to rear aspect enjoying views up to Battle High Street, stainless steel inset sink with stainless steel mixer tap over, range of modern base units comprising cupboards and drawers set beneath working surfaces, matching wall units over, stainless steel and glass chimney style cooker hood over inset four ring ceramic hob, stainless steel single oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, return doorway to lounge.

BEDROOM

8'9 max x 8'2 max (2.67m max x 2.49m max)

Double glazed window to rear aspect enjoying views up to Battle High Street,

walk in wardrobe with hanging rail and shelving, electric panel heater, further built in wardrobe, double doors returning to lounge-diner.

BATHROOM

Double glazed window to front aspect, part tiled walls, white suite comprising panelled bath with over bath shower and fitted shower screen, pedestal wash hand basin with stainless steel mixer tap over, low level wc, electric wall heater, return door to landing.

TENURE

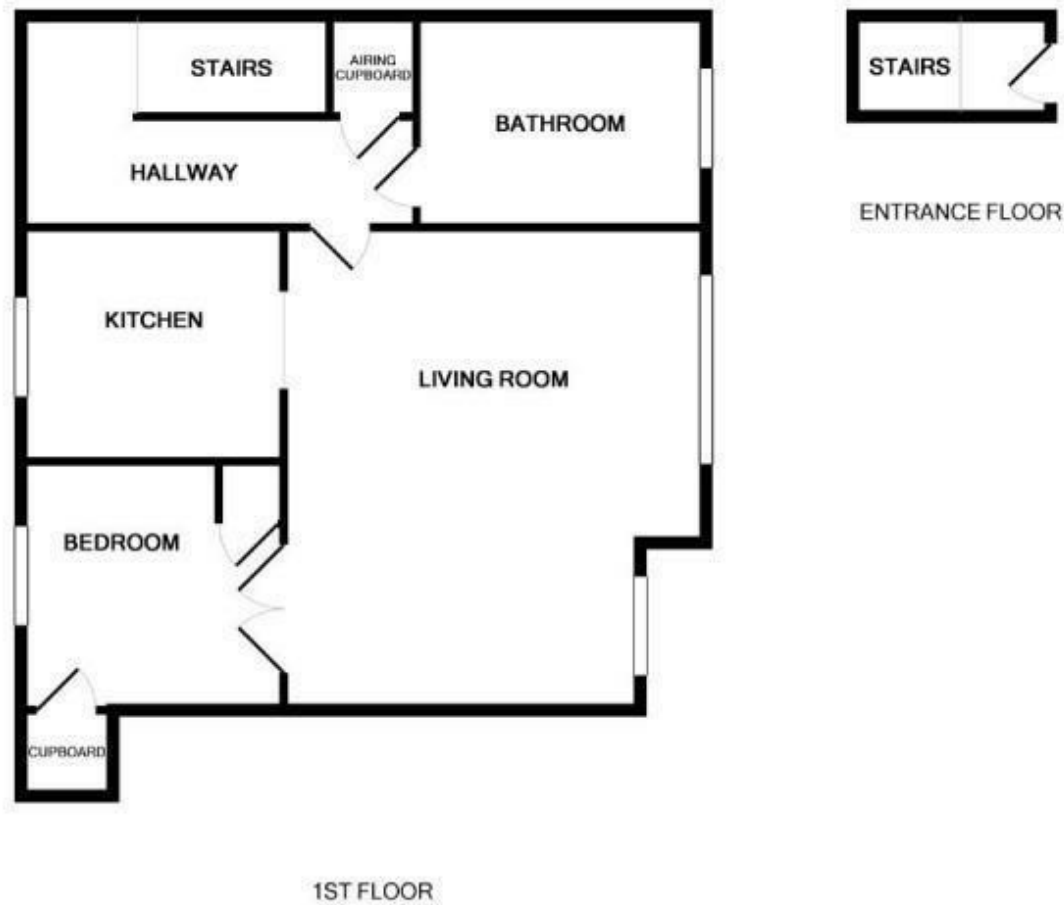
We have been advised of the following by the vendor;

Lease: Expires in 2145 so approximately 123 years unexpired remaining.

Ground Rent: £180 per annum, reviewed every 33 years.

Maintenance: £3000 per annum, reviewed annually.





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		65	71
(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.