



ESTATE AGENTS

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

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Tel: 01424 839111

**Price £115,000**



PCM Estate Agents are delighted to present to market this ONE DOUBLE BEDROOMED, GOOD SIZED GROUND FLOOR FLAT in Kenrith Court, restricted for the OVER 60's.

Accommodation comprises entrance hall, 17ft LOUNGE-DINING ROOM with access to the communal gardens and grounds, kitchen, ONE DOUBLE BEDROOM and a SHOWER ROOM. The property also benefits from DOUBLE GLAZING and ELECTRIC HEATING and a healthy length lease.

There is also access to the COMMUNAL LOUNGE, COMMUNAL LAUNDRY ROOM and a guest suite subject to any charges and booking.

Located close to bus routes providing ease of access to Hastings town centre and the seafront, please call the owners agents now to book your immediate viewing to avoid disappointment.

### **COMMUNAL ENTRANCE**

With private front door to:

### **ENTRANCE HALL**

Coving to ceiling, large cupboard, lifeline pull cord, doors opening to:

### **LOUNGE-DINING ROOM**

17'4 x 10'10 (5.28m x 3.30m)

Coving to ceiling, electric storage radiator, lifeline pull cord, wall mounted entry phone system, wall lighting, double glazed sliding patio doors with access out onto the communal gardens and grounds, archway through to:

### **KITCHEN**

7'1 x 5'5 (2.16m x 1.65m)

Part tiled walls, fitted with a range of eye and base level cupboards and drawers, worksurfaces, electric hob with oven below and extractor over, inset drainer-sink unit with mixer tap, space for tall fridge freezer.

### **BEDROOM**

12'7 x 9'3 (3.84m x 2.82m)

Lifeline pull cord, coving to ceiling, electric storage radiator, wall lighting, built in wardrobe, double glazed window with views over the communal gardens and grounds.

### **SHOWER ROOM**

Large walk in shower unit with electric shower, concealed cistern dual flush low level wc, vanity enclosed wash hand basin, tiled walls, tiled flooring, lifeline pull cord, coving to ceiling, Dimplex wall mounted fan heater.

### **TENURE**

We have been advised of the following by the vendor:

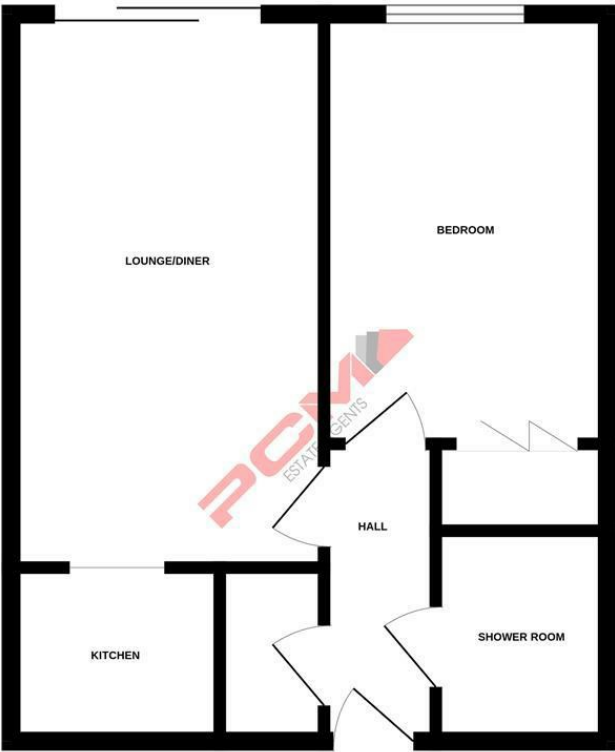
Lease: In excess of 900 years

Service Charge: Approximately £2100 per annum.

Ground Rent: Approximately £336 per annum.



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) 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 <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	