PCM
ESTATE AGENTS

7 Kenrith Court, St. Helens Crescent, Hastings, TN34 2SQ

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Price £200,000

PCM are delighted to present to market this TWO BEDROOMED GROUND FLOOR RETIREMENT FLAT with VIEWS OVER ALEXANDRA PARK and well thought out accommodation, catered only to the OVER 60's. Offered to the market CHAIN FREE.

Accommodation comprises entrance hall, 17' LOUNGE/DINING ROOM, MODERN KITCHEN, TWO DOUBLE BEDROOMS and a MODERN SHOWER ROOM. The property has a BALCONY with OUTSTANDING VIEWS over Alexandra Park. 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 guest suite subject to any charges and booking.

Please call the owners agents now to book your immediate viewing to avoid disappointment,

COMMUNAL FRONT DOOR
Leading to communal entrance hall, with private front door to;

HALL
Built-in storage cupboard housing electric meter and immersion and is fitted with shelving for storage, coved ceiling, storage radiator, wall mounted entry phone system, life line, door to:

LIVING ROOM
17'2" x 10'2" (5.23m x 3.10m)
Coved ceiling, storage radiator, television point, double glazed sliding patio doors opening onto:

BALCONY
Metal balustrade, outstanding views over Alexandra Park.

KITCHEN
9'6" x 5'6" (2.90m x 1.68m)
Kitchen is fitted with a range of eye and base level cupboards and drawers with work surfaces over, four ring Neff hob with extractor over and oven below, inset drainer steel sink unit with mixer tap, space for fridge, part tiled walls, tiled effect vinyl flooring, coved ceiling, double glazed window to rear aspect with pleasant views over Alexandra Park.

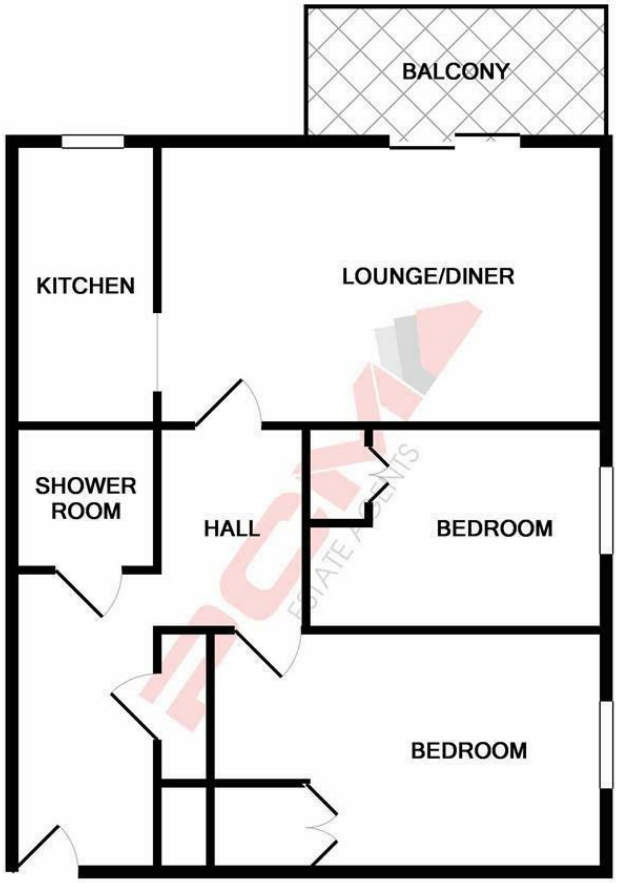
BEDROOM
15'3" max x 8'9" max (4.65m max x 2.67m max)
Coved ceiling, storage radiator, built-in wardrobe, double glazed window to side aspect, pleasant views over the communal courtyard.

BEDROOM
10'11" x 7'8" (3.35m x 2.34m)
Coved ceiling, storage radiator, built-in wardrobe, double glazed window to side aspect, pleasant views over the communal courtyard.

SHOWER ROOM
Walk-in shower enclosure, electric shower, concealed cistern, dual flush low level wc, vanity enclosed wash hand basin, tiled walls, coved ceiling,

TENURE
We have been advised of the following by the vendor;
Lease: 958 years approximately
Maintenance: £2128 p/annum
Ground Rent: £420 p/annum

Council Tax Band: B



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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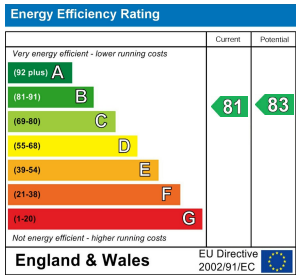

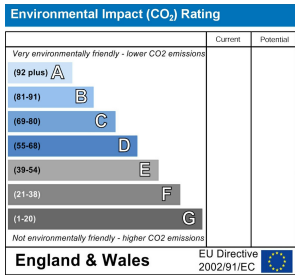

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.