PCM ESTATE AGENTS

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

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Price £125,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE, SECOND FLOOR, PURPOSE BUILT, TWO BEDROOM MANAGED APARTMENT with BALCONY, catered to the OVER 60's and enjoying a PLEASANT OUTLOOK.

Located on the second floor and offering accommodation comprising an entrance hall with ample storage space, LOUNGE-DINER with access to a kitchen and BALCONY, TWO GOOD SIZED BEDROOMS both with built in wardrobes in addition to a bathroom. The property is beautifully presented throughout and does have the benefit of electric heating, double glazing and use of COMMUNAL FACILITIES including laundry room, lounge and guest suite.

Please call the owners agents now to book your viewing.

COMMUNAL FRONT DOOR
Leading to communal entrance hall, stairs and lift access to the second floor, private front door to:

ENTRANCE HALL
Storage cupboard, coving to ceiling, electric storage radiator, wall mounted lifeline pull chord.

LOUNGE-DINER
16'9 x 10'4 (5.11m x 3.15m)
Coving to ceiling, electric storage radiator, archway leading to kitchen, lifeline pull cord, double glazed sliding doors to:

BALCONY
Space for bistro table and chairs, pleasant views towards Blacklands Church metal balustrade.

KITCHEN
8'9 x 5'6 (2.67m x 1.68m)
Fitted with a range of eye and base level cupboards and drawers with worksurfaces over, inset drainer-sink, electric hob and oven, space for fridge freezer, double glazed window to front aspect.

BEDROOM
15'6 narrowing to 12'7 x 8'4 (4.72m narrowing to 3.84m x 2.54m)
Built in wardrobes, electric storage radiator, lifeline pull cord, coving to ceiling, double glazed window to side aspect having views towards Blacklands Church.

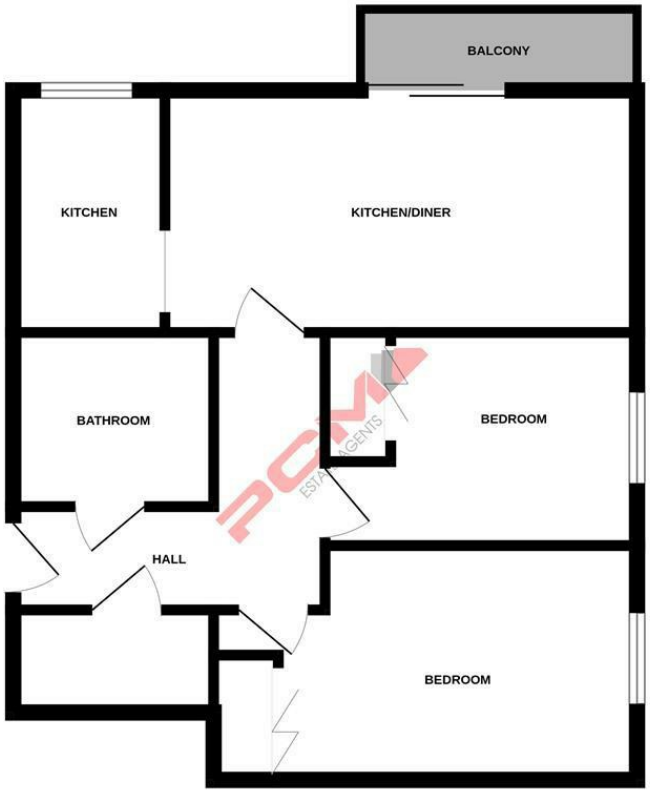
BEDROOM
10'6 narrowing to 8'6 x 7'9 (3.20m narrowing to 2.59m x 2.36m)
Built in wardrobes, coving to ceiling, electric radiator, double glazed window to side aspect having views towards Blacklands Church.

BATHROOM
Panelled bath with electric shower over, low level wc, wash hand basin, tiled walls, extractor fan for ventilation.

TENURE
We have been advised of the following by the vendor:
Lease: 999 years from 1988 - approximately 963 years remaining.
Maintenance: TBC
Ground Rent: TBC

Council Tax Band: B

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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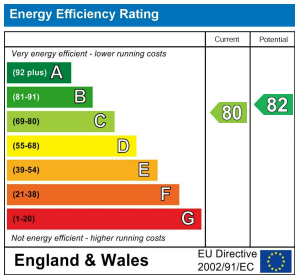

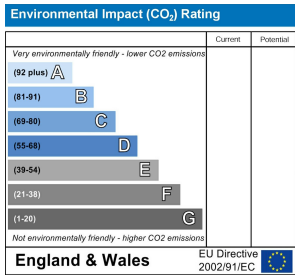

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should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