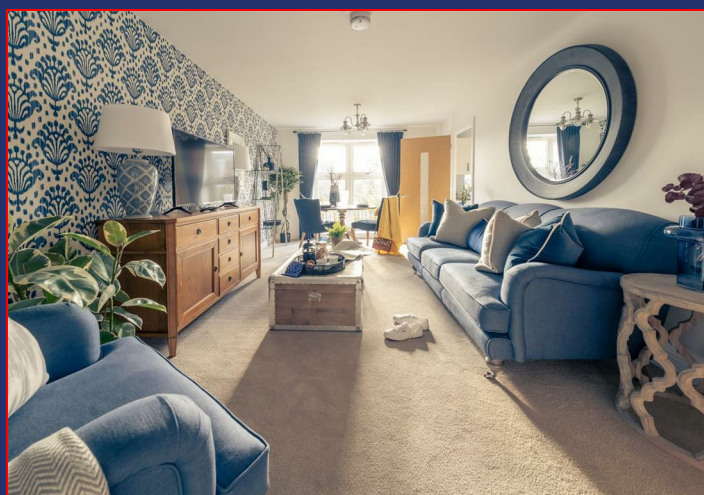


8A Sun Street
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EN9 1EE

T: 01992 652006
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Lionheart Court, Sewardstone Road, EN9 1FQ



£395,000 Leasehold



Exclusively designed for the over 60s

Kings Group are delighted to offer to the market as the exclusive agent these new build high spec apartments for sale!

Situated in a commanding position off of Sewardstone Road, this development benefits from being a short walk to the town centre & amenities.

The bedrooms are all doubles with fitted wardrobes and ample space for freestanding storage or a dressing table. The fully tiled shower rooms are finished with a large shower cubicle and modern white hand basin and toilet. The living room is bright and airy leading to the adjoining kitchen, which has been furnished with high gloss, base and eye level units, granite work surface and splash backs.

The development itself consists of a communal lounge which is wonderfully modern, light and airy and is the ideal space to spend time with neighbours and friends. From a quick catch up, leisurely chat to a lively get together. Also there is a recently landscaped garden with a seated patio area to enjoy the rich tapestry of colours created by the trees, plants and shrubs.

Parking is available to purchase along with visitors bays. The cost of window cleaning, garden maintenance are included in your service charge.

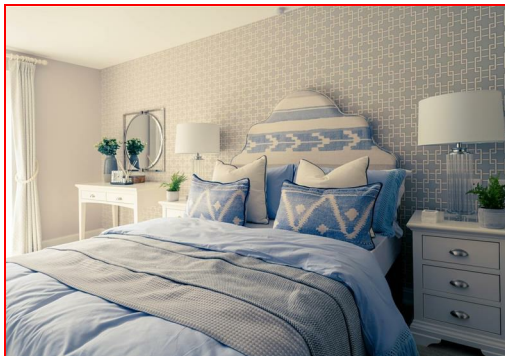
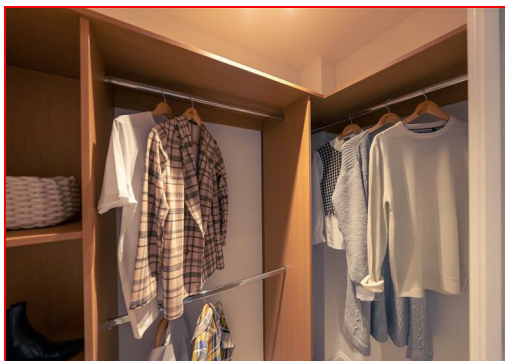
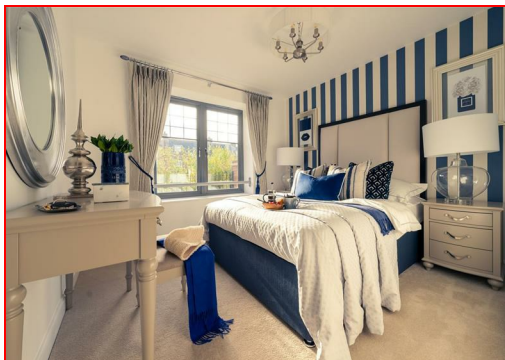
Council Tax Band D.
Ground Rent £0.00.
Service Charge £3828.51.
Lease 998 years.
EPC rating B.

Call our Sun Street Office now on 01992 652 006 to arrange your viewing and avoid disappointment.

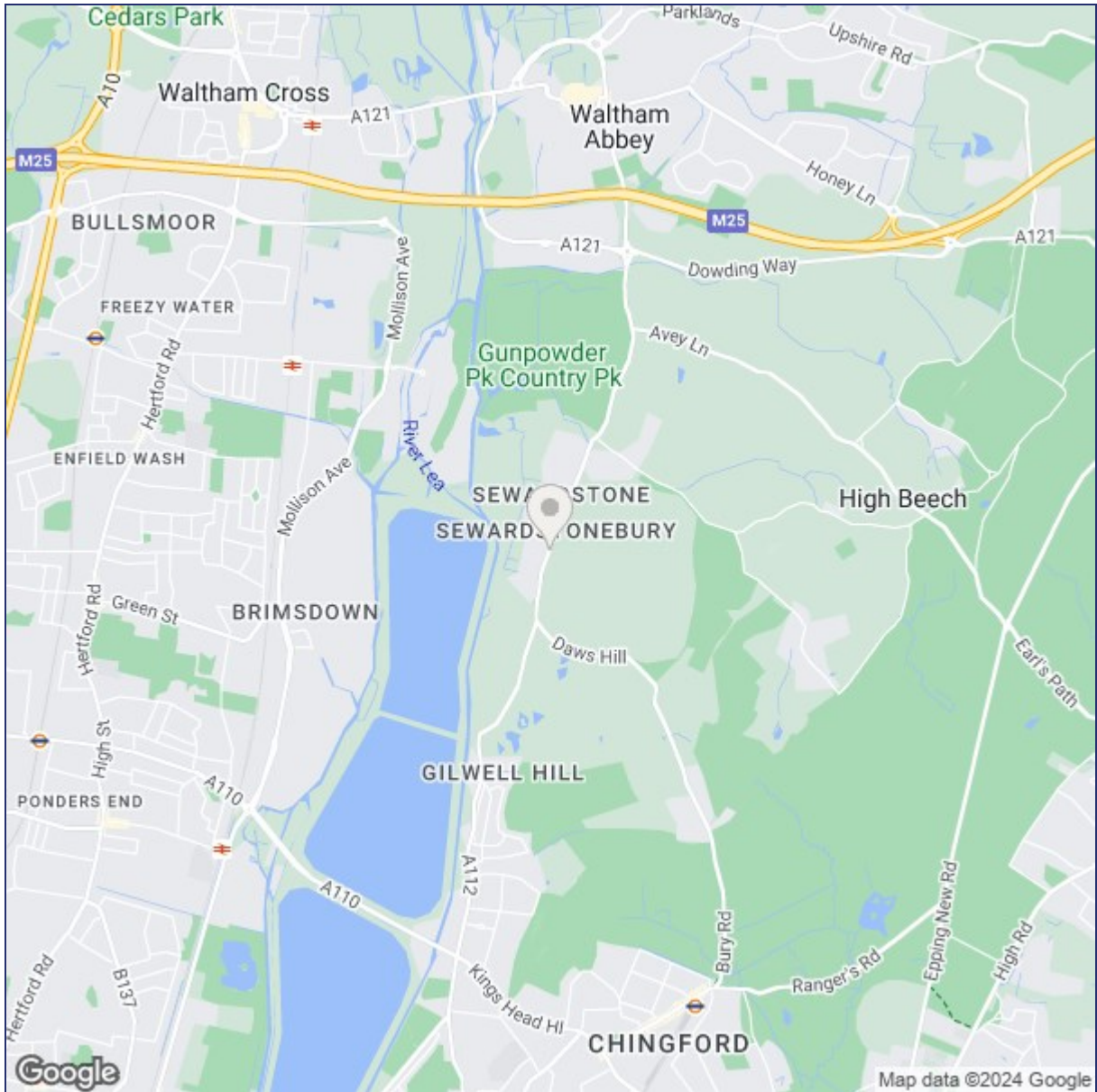
*** Apartment & room sizes vary ***

HALL
LIVING ROOM
KITCHEN
BEDROOM
WALK-IN WARDROBE
BEDROOM
BATHROOM
STORE
CUPBOARD

D







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	85	85
			England & Wales
			EU Directive 2002/91/EC

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

