



Arbourvale
St. Leonards-On-Sea, TN38 0FQ
£160,000 Leasehold

**Wyatt
Hughes**
Residential Sales

Arbourvale, St. Leonards-On-Sea, TN38 0FQ

Situated in this modern development constructed by BOVIS homes, the apartment comes with an allocated parking bay for one car.

The apartment is accessed via a secure intercom entry phone system which leads to a well maintained communal hallway with stairs to all floors.

On entering the apartment the hallway gives access to all the accommodation, the main feature of which is the spacious open plan kitchen/living area.

The main bedroom is a good-sized double room with an en-suite shower room & fitted wardrobe and a second double bedroom. There is also the separate bathroom with modern white suite and two storage cupboards located off the hallway.

This is a great investment for your first step into the buy to let area or if you were looking to add to your existing portfolio. It will also be an ideal first home for someone looking to get their foot on the ladder.

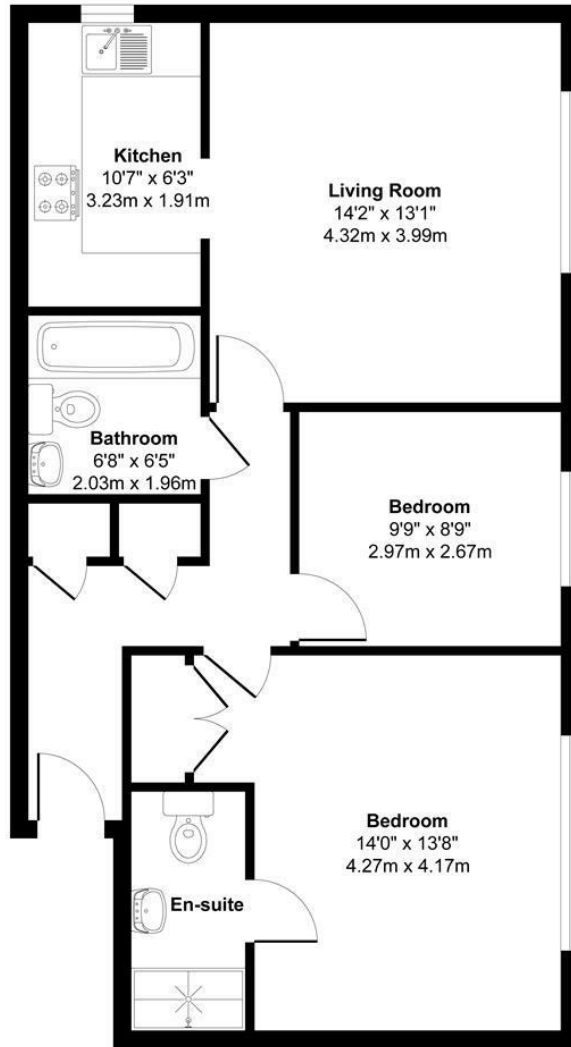
Call your local agent Wyatt Hughes today to arrange your showing

- SERVICE CHARGE £1,733.24 PA
- EPC C
- COUNCIL TAX BAND B
- TWO BEDROOMS
- ALLOCATED PARKING BAY
- GROUND RENT £100PA
- CHAIN FREE
- TOP FLOOR
- 999 YEAR LEASE FROM 2006
- EN-SUITE



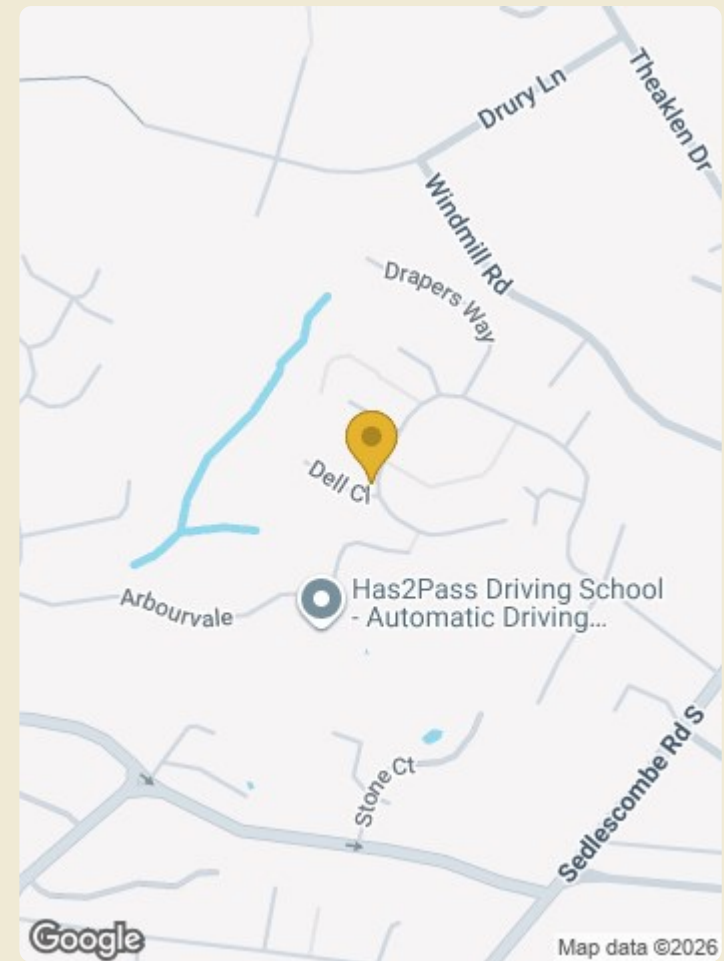
Lavender Court

Approximate Gross Internal Floor Area
715 sq. ft / 66.42 sq. m



FLOOR PLAN

Produced By Picpreview.co.uk Ltd.



| 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 | 80 | 80 |
| | | | |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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