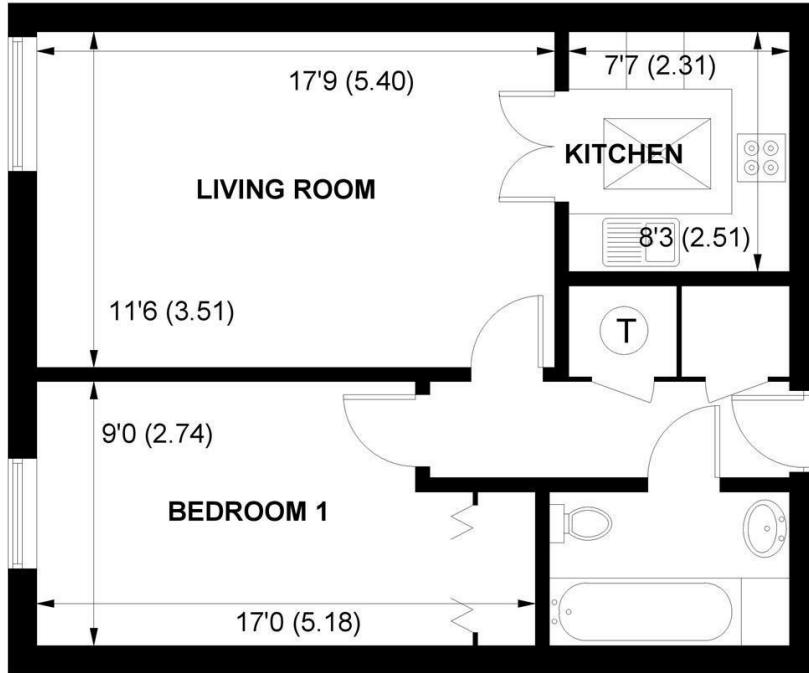




Sims Williams



FLAT 47, MARTLETS COURT, QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



APPROXIMATE GROSS INTERNAL AREA = 542 SQ FT / 50.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2018 ©  
Produced for Sims Williams

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# £150,000 Leasehold

## FLAT 47, MARTLETS COURT , QUEEN STREET, ARUNDEL, BN18 9NZ

- One Bedroom Retirement Apartment
- Situated on the Third Floor
- Far-Reaching Views
- Bright Accommodation
- Living Room
- Fitted Kitchen
- Double Bedroom with Wardrobes
- Bathroom
- Communal Garden & Lounge

### EPC RATING

Current = C

Potential = B

### COUNCIL TAX BAND

Band = C

A spacious retirement apartment situated on the third floor benefiting from bright accommodation with stunning far reaching views.

Situated in a favoured central position, only a short walk to the shops, restaurants and leisure facilities in Arundel town centre. The mainline train station, with its London and coastal service, is less than a mile away and there are good road links to surrounding areas via the A 27 and A284.

The accommodation offers, entrance hall with airing cupboard and storage cupboard and leads into the bright & spacious living room which enjoys the wonderful views of the River & downland. Double doors open to the kitchen which is fitted with a range of original units with integrated fridge freezer, hob, oven & grill.

There is a double bedroom of generous size which benefits from fitted wardrobes. There is a brand new shower room which is located off the hallway and is fitted with large walk-in shower, hand wash basin & WC.

We are advised the lease is 99 years from 1990. Annual service charges are £2,426.32 from January - December 2020. Ground Rent is £98.91 every 6 months.

Martlets Court is situated just a few hundred yards from Arundel's historic town centre, benefiting from 24 hour emergency careline and offering the use of facilities such as communal lounge and kitchenette, hairdressers, communal garden, river terrace and off-road parking. There is also a guest suite.

### Disclaimer

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From our office on the High Street, continue over the bridge, there is pedestrian access to Martlets Court via a set of gates on the right hand side.

