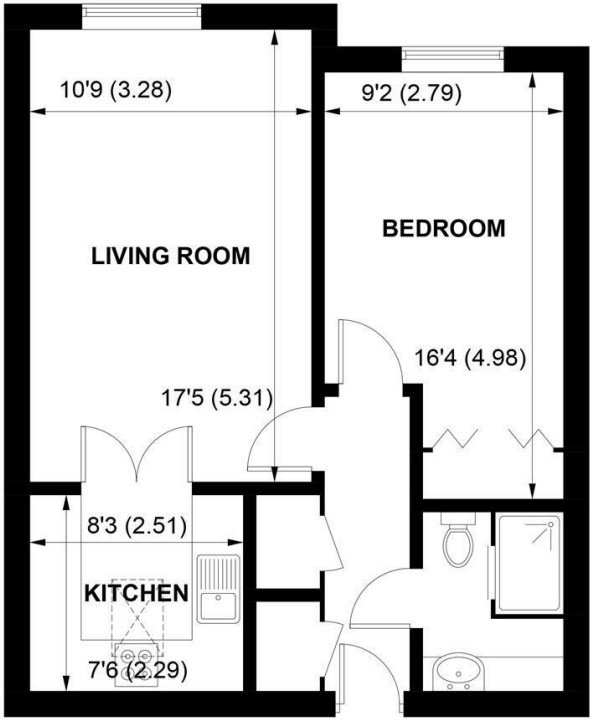
Sims Williams

39 MARTLETS COURT, QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 507 SQ FT / 47.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©
Produced for Sims Williams

ARUNDEL OFFICE

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£127,000 Leasehold

39, MARTLETS COURT, QUEEN STREET ARUNDEL, WEST SUSSEX, BN18 9NZ

- Retirement Apartment
- Bright & Spacious
- Living Room with Feature Fireplace
- Fitted Kitchen
- Double Bedroom
- Shower Room
- Resident & Visitors Parking
- Convenient Location
- Communal Lounge & Gardens

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

A well presented top floor retirement apartment within a few hundred yards of Arundel town centre. The property benefits from bright accommodation with one bedroom, living room, kitchen & residents parking.

Situated in a favoured central position in the historic town of Arundel. The apartment is only a short walk from the shops, restaurants and leisure facilities in the town centre. A bus service runs from outside the front of Martlets Court and Arundel mainline train station, with its London and coastal service is only a short distance away.

The accommodation comprises, entrance hall with airing cupboard & storage cupboard. The bright and spacious south facing living room enjoys a feature fireplace and double doors which open into the fitted kitchen, which has a built-in oven, hob and space for appliances.

The good size double bedroom benefits from built-in wardrobes and there is a fitted shower room comprising a shower cubicle, hand wash basin & WC.

Martlets Court benefits from 24hr emergency Careline system, intercom and security door system, house manager, communal lounge, gardens and river terrace, hairdressers and the use of a guest suite. There are parking facilities for residents and guests.

We are advised that the lease length has 99 years from 1990 and the Service charge is £2,426.32 per annum with Ground Rent of £98.91 per half year. Maintenance Charges include buildings insurance, all external and communal area repairs and maintenance, cleaning of communal areas and window cleaning.

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.

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.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01903 885678
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract