TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

## Guide Price £140,000 - £150,000









# 14 Millfields Court Windsor Way, Polegate, BN26 6QE

*** GUIDE PRICE £140,000 - £150,000 ***
A one bedroom first (top) floor apartment enviably situated in Polegate within comfortable walking distance of the High Street and Cuckoo trail. Providing well proportioned accommodation comprising of a double bedroom, En-Suite bathroom and separate cloakroom, spacious lounge and a fitted kitchen, the flat is set in pleasant lawned communal gardens. Benefitting from new floor coverings, replacement electric heaters and a lease in excess of 900 years. The flat is walking distance to the Polegate train station and has vibrant local cafes, shops and green spaces right on your door step. An internal inspection comes highly recommended.

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Leasehold

# 14 Millfields Court, Windsor Way, Polegate, BN26 6QE

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### Main Features

- Well Presented Polegate Apartment
- 1 Bedroom
- First Floor
- Lounge
- Kitchen
- Bathroom
- Separate Cloakroom
- Double Glazing Throughout
- Close to Polegate High Street and Transport Links
- New Fitted Carpets & Vinyl Flooring

### Entrance
Communal entrance with stairs to first floor. Private entrance door to-

### Lounge
14'1 x 12'8 (4.29m x 3.86m)
Electric radiator. Coved ceiling. Double glazed window to rear aspect providing lots of natural light and spacious lounge, for relaxing and hosting guests. Door to-

### Kitchen
8'9 x 7'5 (2.67m x 2.26m)
Range of wall and base units, surrounding worktop with inset single drainer sink unit and mixer tap. Cooker point. Space for upright fridge freezer. Space and plumbing for washing machine. Double glazed window.

### Inner Hallway
Door to-

### Cloakroom
Low level WC. Wash hand basin. Frosted double glazed window.

### Double Bedroom
Electric heater. Built in wardrobe. Newly fitted double glazed window. Door to-

### Bathroom
Panelled bath with shower over. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Airing cupboard housing hot water cylinder. Newly fitted frosted double glazed window.

### Outside
The development is set in lawned communal gardens.

### COUNCIL TAX BAND = A

### EPC = D

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: N/A**
**Maintenance: £1696 per annum. £848 paid half yearly**
**Lease: 999 years from 1975. We have been advised of the lease term, we have not seen the lease.**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.