



# TOWN FLATS



01323 416600

Leasehold

1 Bedroom

1 Reception

1 Bathroom

# £145,000



## 2 Colonel Stevens Court, Granville Road, Eastbourne, BN20 7HD

An immaculate and refurbished one bedroom ground floor apartment forming part of this popular retirement development. With direct access onto the communal gardens and built by McCarthy and Stone the development is in the Lower Meads and offers a residents lounge, laundry room, communal gardens and residents parking facilities. The flat benefits from a double bedroom, a spacious lounge, shower room/wc, double glazing and electric heating.

### Main Features

- Well Presented Lower Meads Retirement Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Residents Lounge & Laundry Room
- Communal Gardens
- Residents Parking Facilities
- CHAIN FREE

### Entrance

Communal entrance to ground floor private entrance door to -

### Hallway

Large airing cupboard and further storage cupboard.

### Lounge

19'11 x 10'7 (6.07m x 3.23m)

Night storage heater. Electric heater. Electric fireplace. Double glazed window to side aspect.

### Fitted Kitchen

8'1 x 7'3 (2.46m x 2.21m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Extractor hood. Space for fridge/freezer. Integral dishwasher. Double glazed window to side aspect.

### Bedroom

15'6 x 9'3 (4.72m x 2.82m )

Electric heater. Double glazed window to side aspect.

### Modern Shower Room/WC

Suite comprising shower cubicle and wall mounted shower. Low level WC. Wash hand basin. Heated towel rail.

### Other Details

Colonel Stevens Court benefits from a residents lounge & laundry room, communal gardens and residents parking facilities.

EPC = D

Council Tax Band = C

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: £235 paid half yearly**

**Maintenance: £1470 paid half yearly**

**Lease: 125 years from 1995. 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.