TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

Guide Price
£100,000 - £120,000



9 St Aidans Court, Whitley Road, Eastbourne, BN22 8NW

GUIDE PRICE £100,000 - £110,000
This beautifully presented one bedroom first floor apartment is set within a popular retirement development and offers a larger design than many of the other one bedroom properties within the block. Ideally positioned at the rear of the development, the apartment enjoys a peaceful setting away from any road noise and overlooks the residents' communal courtyard garden. The property has been completely refurbished to a high standard, with everything brand new throughout, including a stylish fitted kitchen, a contemporary shower room, newly plastered walls and fresh, neutral decoration. The apartment is truly ready to move into, with the only finishing touch required being the buyer's choice of carpets – which could even be fitted between exchange and completion by arrangement. The development itself benefits from excellent communal facilities including a residents' lounge, laundry room, on-site parking and a well maintained courtyard garden, creating a welcoming and sociable environment for residents.

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Main Features

- Beautifully Presented Retirement Apartment Located In The Popular Seaside Area
- 1 Bedroom
- First Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing
- Residents Lounge & Laundry Room
- Residents Parking Facilities
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Lift and stairs to first floor private entrance door to -

Hallway

Lounge
21'5 x 14'5 (6.53m x 4.39m)
Radiator. Large cupboard. Double glazed window to rear aspect.

Fitted Kitchen
9'0 x 5'2 (2.74m x 1.57m)
Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Inset electric hob and oven. Extractor cooker hood. Large walk-in cupboard/pantry with power and light, suitable for appliances. Double glazed window to rear aspect.

Bedroom
12'11 x 9'9 (3.94m x 2.97m)
Radiator. Built-in wardrobe. Double glazed window to rear aspect.

Modern Shower Room/WC
Suite comprising shower cubicle. Wash hand basin set in vanity unit. Low level WC. Extractor fan. Heated towel rail.

Other Details
St Aidans Court enjoys a pleasant communal lounge, well maintained communal gardens and a laundry room.

Parking
There are residents parking facilities.

EPC = C

Council Tax Band = 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: £365 per annum
Maintenance: £1895.19 paid half yearly
Lease: 102 years remaining. We have been advised of the remaining 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.