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## Flat 24 Wellington Court Rue de Bayeux, Battle. TN33 0EB. £179,950 leasehold

An opportunity to acquire this two bedroom ground floor retirement apartment on the popular Rue De Bayeux development just a moments walk from Battle High Street. Offered with no onward chain.

## **Description**

Occupying a preferred position overlooking the communal rose garden in Wellington Court is this two bedroom retirement flat. The property is quiet and secure and is located just moments from Battle High Street which offers a comprehensive range of amenities, independent shops, doctors surgery, dentist and library. Viewing is highly recommended to view this property which is available with onward chain.

### **Directions**

From Battle High Street, head in a northerly direction, just before the roundabout and the fire station go through the archway into Rue De Bayeux on the right hand side where flat 24 will be found in the back left hand corner overlooking the rose garden.

## **COMMUNAL ENTRANCE HALL**

Leading to private door into

## **ENTRANCE HALL**

Double cloaks cupboard housing washing machine and tumbledryer, radiator, telephone entry system.

## **KITCHEN**

7' 9" x 7' 6" (2.36m x 2.29m) with window to side and fitted with cupboards and base units, stainless steel sink drainer unit with mixer tap over, granite effect work surfaces, electric oven and grill, four ring gas hob with extractor hood over, built in fridge/freezer and dishwasher.

## **LOUNGE**

16' 9"  $\times$  10' 5" (5.11m  $\times$  3.17m) plus bay window overlooking the rose garden, gas fire, telephone and television points.

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## **BEDROOM ONE**

10' 5" x 8' 7" (3.18m x 2.62m) built in wardrobes to one wall, window to the side of the property.

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#### **BEDROOM TWO**

8'  $1" \times 5' 5" (2.46m \times 1.65m)$  built in wardrobes to one wall, window overlooking rose garden.

## **BATHROOM**

6' 7" x 6' 1" (2.01 m x 1.85 m) with window to side and fitted with a double shower, wc, vanity sink unit with cupboard under, heated towel rail, window to the side of the property.

## LEASE DETAILS

Lease for 99 years from 1987. Maintenance - £1,031.24 per quarter. Ground Rent - £319.14 per annum.

#### **COUNCIL TAX**

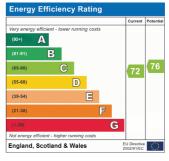
Rother District Council Band C - £2115 (2023/24)

# Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



While overy allerest has been native to ensure the accuracy of the hospitan contained here, monountments of sizes, between, names and any other items are operationed and corresponding to stain for any other, contribution or an assemble. The part is the literative approximate part of the other should be used as such any proposition purchases. The environs, reports and applicances share have so force should and no garantees as to the expense of a property or the part of the contribution of the part of the part of the contribution of the part of t







