



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

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.

BEDROOM TWO

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

BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m) 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



© 2024 The Property Ombudsman. All rights reserved. This document is for informational purposes only and does not constitute an offer or any other financial product. It is subject to change without notice. For more information, please contact your agent.