



15 Abbey Court, St Martins Way, Battle. TN33 0TZ.

**£155,000 leasehold**

An immaculately presented first floor apartment for 55 years and over, with two bedrooms and modern kitchen located in the centre of Battle. No onward chain.

## Description

Having been subject to extensive modernisation in recent years this first floor apartment, exclusively for those aged 55 years and over, is now presented in immaculate order. A bright L-shaped hallway leads to all the principal rooms. The reception room enjoys a bright aspect and has ample space to dine in. The kitchen has recently been fitted with a modern white suite. The bathroom has a double shower and both bedrooms, one double and one single, are both conveniently fitted with built in wardrobes. The property also enjoys access to the communal courtyard garden, exclusively for Abbey Court residents.

The property is situated just off Battle High Street which has a comprehensive range of privately owned shops, pubs and restaurants, Jemsons supermarket, dentist, doctors surgery and pharmacies. The town is served by regular busses and a mainline train station with services to London and the coast. This property is offered to the market with no onwards chain.

## Directions

From the High Street proceed down St Martin's Way, under the archway and up the ramp on the left which leads to number 15.

## COMMUNAL ENTRANCE

Door to shared entrance hall, private door into

## HALLWAY

L-shaped with loft access and window into the courtyard, cupboard.

## RECEPTION ROOM

17' 3" x 9' 11" (5.26m x 3.02m) Window to the front of the property, television aerial point, telephone point, door into

## KITCHEN

8' 7" x 5' 9" (2.62m x 1.75m) Variety of wall and base mounted units with cupboards and drawers with wooden work surfaces and stainless steel sink drainer unit with mixer tap, window to the front of the property. Four ring electric hob, oven and grill with brushed aluminium splash back.

## BEDROOM ONE

11' 5" x 9' 8" (3.48m x 2.95m) Window to the rear of the property overlooking the attractive courtyard gardens and over the rooftops of Battle, double fitted wardrobe.

## BEDROOM TWO

6' 7" x 5' 9" (2.01m x 1.75m) Fitted wardrobe, telephone point, window to the front of the property.

## BATHROOM

9' 8" x 5' 10" (2.95m x 1.78m) max, window to the side of the property, double shower unit with electric shower, pedestal wash hand basin, WC, large airing cupboard with plumbing for washing machine with shelving.

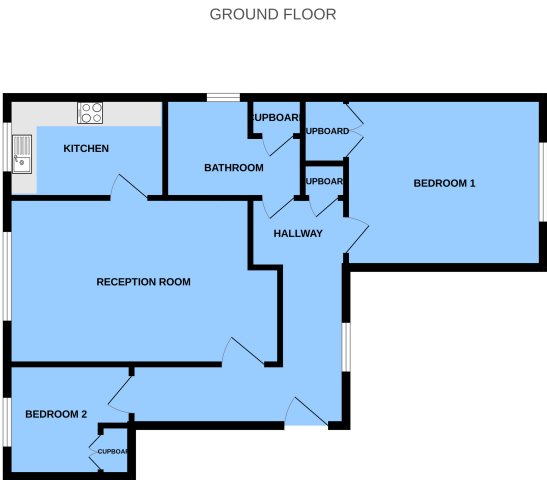
## NOTE

All furniture, fixtures and fittings are available via separate negotiation if required.

## LEASE DETAILS

Service Charge: £927.88 per quarter  
Ground Rent: £56.25 per quarter  
Lease: Original lease from 1986, expires 2086.

## FLOOR PLAN



While every attempt has been made to ensure the accuracy of this floorplan, the measurements of rooms, fixtures, fittings and any other items are approximate and are not intended to be used for any purpose other than providing a general guide to the layout and size of the property. The floorplan is provided for guidance only and should not be relied upon for any other purpose. Measurements are given to the nearest millimetre and are for guidance only.

**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.

