



Flat 19, Wellington Court Rue de Bayeux, BATTLE. TN33 0EB. **£159,950 leasehold**

A conveniently situated 2 bedroom first floor flat within this popular managed development for buyers aged 55 years and over with the benefit of gas fired central heating, replaced double glazed windows, communal gardens and only a moments walk of Battle High Street.

Description

This two bedroom retirement flat is situated on the first floor of this popular development for buyers aged 55 and over and is situated within a moments walk of Battle High Street with it's local shops and restaurants and a little further to the mainline station with services to London. The flat has recently been redecorated with a new kitchen and benefits from gas fired central heating via radiators and replaced UPVC double glazed windows. The flat enjoys views over the communal rose garden with a seating area beyond.

Directions

From our office in Battle High Street proceed in a northerly direction on foot, cross over Mount Street and proceed for a short distance turning right into Rue de Bayeux, where Wellington Court will be found.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double cloaks cupboard with hanging rail, airing cupboard and access to loft space.

SITTING ROOM

16' 8" x 12' 3" (5.08m x 3.73m) Into bay window narrowing to 10'7 with mock Adam style fireplace with marble inset and gas fire on timber hearth. This room enjoys fine views across the rose garden.

STUDY/BEDROOM 2

8' 2" x 7' 10" (2.49m x 2.39m) Also enjoying views of the rose garden.

KITCHEN

7' 10" x 7' 6" (2.39m x 2.29m) With fitted white units comprising a single drainer stainless steel sink unit with cupboards beneath, range of worktops with tiled splashback with cupboards and drawers beneath and space for a washing machine. Matching wall cupboards, tall cupboard housing the electric cooker and built in four ring gas hob with extractor above. Wall mounted boiler for hot water and central heating and space for fridge/freezer.

BEDROOM ONE

10' 6" x 9' 1" (3.20m x 2.77m) Plus door recess, large cupboard with hanging and shelving.

SHOWER ROOM

With part tiled walls and fitted with a corner shower cubicle, pedestal wash hand basin and close coupled low level wc, chrome ladder style radiator, light and shaver point.

OUTSIDE

To the front is an attractive rose garden with outside seating area. To the rear are areas for drying clothes. There are visitors parking spaces and allocated parking can be rented. subject to availability.

LEASE DETAILS

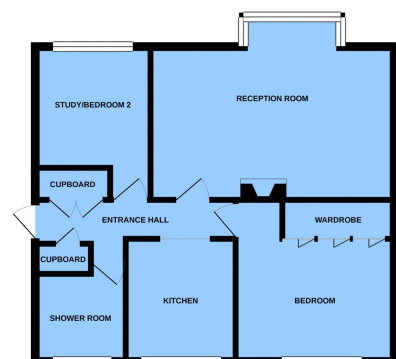
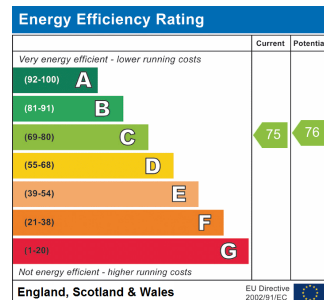
A new 99 year lease from 2017
 Service Charge - £3,750 per annum
 Ground Rent - £190 per annum

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.



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