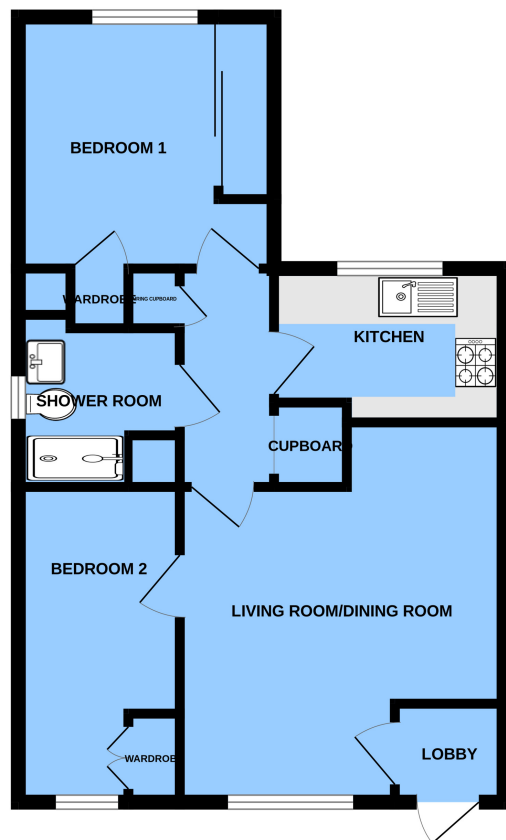


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 5/2023



14 Abbey Court St Martins Way, BATTLE TN33 0TZ

£159,950 leasehold

Set in this popular retirement development within a short stroll of the town centre is this ground floor two bedroom purpose built flat for those aged 55 years and above with communal gardens and on site manager.

- | | | | |
|------------------------------|------------------------------|--------------------|--------------------------------|
| Ground Floor Retirement Flat | 2 Bedrooms | Living/Dining room | Kitchen |
| Walk-in Aquabath | Communal Gardens and Laundry | On Site Manager | Central Location close to Town |

Description

A purpose built two bedroom ground floor flat for those aged 55 years and over set in a convenient location within a short stroll of the town High Street. The flat is set on the ground floor with a private entrance door and enjoying an attractive outlook to the rear towards the communal gardens.

There is night storage heating throughout and double glazing with the advantage of an on site manager with communal facilities including a laundry and garden.

Over recent years the flat has had a replaced kitchen, decorated and the bath has been taken out and a wonderful Aquabath by Aquability has been put in.

Viewing is essential for this flat to be fully appreciated.

Directions

From our office in Battle High Street proceed in a northerly direction on foot turning right after the butchers into St Martins Way and proceed down under the archway and bear left where the property will be found on the left hand side.

What3Words: ///topics.eternity.bidder

THE ACCOMMODATION with approximate room dimensions is approached via a private entrance door to:

GROUND FLOOR

ENTRANCE PORCH

with shelving and multi pane glazed door to

LIVING ROOM/DINING ROOM

14' 4" x 12' 8" (4.37m x 3.86m) max with window to the front and electric storage heater. Door through to the bedroom 2.



BEDROOM 2

12' x 6' 2" (3.66m x 1.88m) with window to the front and hanging and shelved storage cupboard.



INNER HALLWAY

with airing cupboard with slatted shelves, recessed cupboard housing freezer.

KITCHEN

9' 8" x 5' 9" (2.95m x 1.75m) with window enjoying views towards the communal gardens and fitted with an excellent range of Shaker style base and wall mounted kitchen cabinets. A range of work surfaces with a tiled splashback incorporates a stainless steel sink. Fitted oven with hob and extractor fan above and refrigerator.

ACCESSIBLE BATH/SHOWER ROOM

with obscured window to side, fitted with a recently installed walk-in Aquabath in a fully tiled surround, low level wc and wash hand basin with mirror, light and shaver point above.



BEDROOM 1

11' 5" x 9' 9" (3.48m x 2.97m) with window taking in views towards the communal gardens, double wardrobe cupboard and further wardrobe cupboard. storage heater.



COUNCIL TAX

Rother District Council
Band C - £2115.5 (2023/24)

LEASE DETAILS

Lease - 139 years from 1986 to 2125
Maintenance Charge - £881.48 per quarter
Ground Rent - £56.25 quarterly.

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.