



**6 Abbey Court, St Martins Way, Battle. TN33 0TZ.**

**£165,000 leasehold**

A conveniently situated and particularly well presented two bedroom first floor flat with its own private entrance and stairlift to first floor, set within this popular retirement development for those aged 55 and above, located in the centre of Battle.

### Description

This well presented first floor flat has its own private entrance with telephone entry system and a stairlift to the first floor. The property benefits from a recently refitted kitchen, an L shaped living/dining room, 2 bedrooms and a shower room. The flat is set within this sought after retirement development for those aged 55 and above and is within a stones throw of the town centre with its range of shopping facilities, post office, doctors surgery, restaurants and mainline station with regular services to London Charing Cross and the coast at Hastings. There is also the added benefit of an extended lease.

### Directions

From our office in Battle High Street proceed on foot in a northerly direction turning right next to the butchers into St Martins Way and proceed down and under the arch. Turn left and proceed up towards Mount Street car park and the property will be found along on the left hand side. What3Words:///topics.eternity.bidder

### THE ACCOMMODATION

with approximate room dimensions is approached via a canopy porch with telephone entry and panelled door to

### GROUD FLOOR HALLWAY

with stairs and stairlift leading to

### FIRST FLOOR HALLWAY

with telephone entry system, cupboard housing the water tank and door to

## L SHAPED LIVING/DINING ROOM

11' 0" x 6' 0" (3.35m x 1.83m) plus 6' 5" x 6' 3" (1.96m x 1.91m) with double doors opening onto a railing enclosed balcony taking in views out towards the communal gardens, central feature fireplace.

## KITCHEN

9' 0" x 5' 9" (2.74m x 1.75m) with window to rear taking in views of the communal gardens, recessed lighting and recently refitted with a range of modern base and wall mounted kitchen cabinets incorporating cupboards and drawers. There is a good area of working surface incorporating a sink with mixer tap and drainer.

## SHOWER ROOM

fitted with a corner tile enclosed shower with glazed screen, low level wc, pedestal wash hand basin with mirror, light and shaver point above and a heated towel rail.

## BEDROOM 1

11' 8" x 9' 0" (3.56m x 2.74m) with large window to front, and fitted with a large double wardrobe with hanging and shelving.

## BEDROOM 2

8' 4" x 7' 10" (2.54m x 2.39m) with window to front, storage heater and single cupboard with hanging and shelving.

## LEASE DETAILS

Lease - 135 years from 1986.  
Ground Rent - £56.25 per quarter  
Maintenance - £948.20 per quarter

## COUNCIL TAX

Rother District Council  
Band C - £2,336.76

**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.

