



10 Abbey Court, St Martins Way, Battle, East Sussex. TN33 0TZ. **£98,000 leasehold**

A one bedroom first floor purpose built warden assistant flat that is conveniently situated just off the historic High Street for those aged 55 years and above.

Description

Abbey Court is a conveniently situated and highly sought after retirement development just off the historic High Street, offered for sale to anyone aged 55 years and above. Number 10 is on the first floor and has its own private entrance with telephone entry and benefits from night storage heating and is well presented. The development has an on-site manager's office, communal laundry room and gardens. Parking available subject to a waiting list.

Directions

From the High Street proceed down St Martin's Way, under the archway...

What3Words: ///foggy.tulip.asset

THE ACCOMMODATION

With approximate room dimensions is approached via a private panelled door with telephone entry system to

ENTRANCE HALL

5' 7" x 2' 10" (1.70m x 0.86m) With stairs rising to first floor landing with loft access and cupboard with hanging and shelving.

KITCHEN

8' 0" x 6' 4" (2.44m x 1.93m) With window to rear, fitted with a range of base and wall mounted cabinets incorporating cupboards and drawers with fitted low level oven, space for fridge and an area of working surface incorporating stainless steel sink with mixer tap and drainer and four ring hob with extractor fan above, wall mounted heater.

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LIVING ROOM

17' 3" x 9' 10" (5.26m x 3.00m) With windows to front, dimplex storage heater and cupboard with shelving.

BATHROOM

10' 4" x 4' 10" (3.15m x 1.47m) Part tiled with a shower cubicle, low level wc, pedestal wash hand basin with mirror above.

BEDROOM

12' 0" x 10' 5" (3.66m x 3.17m) Windows to rear and two double wardrobes with hanging and shelving.

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.



LEASE INFORMATION

We are advised the property has a 99 year lease from 1986 and maintenance is payable at approximately £878 per quarter. Ground Rent £48 per annum.

COUNCIL TAX

Rother District Council
Band B - £2,044.68

