



Flat 2 Wellington Court Rue de Bayeux, Battle, East Sussex. TN33 0EB.

£119,500 leasehold

Viewing is recommended to appreciate this conveniently located ground floor flat for the over 55s just off Battle High Street with no onwards chain.

Description

Viewing is recommended to appreciate this ground floor flat which is situated in the popular Wellington Court development just off Battle's historic High Street, with a range of local amenities including a doctors surgery, dental practice, library and two supermarkets as well as plenty of pubs and restaurants. Battle has a mainline railway station with regular services to London Charing Cross and the coast at Hastings and there are regular bus services to Hastings and Eastbourne. The property itself enjoys a double bedroom with fitted wardrobes, a bay fronted reception room and a kitchen/breakfast room. Residents also have the enjoyment of a communal rose garden and parking is available upon request. This property is offered to the market with no onwards chain.

Directions

From our office in Battle proceed in a northerly direction to the top of the High Street and the entrance to Rue De Bayeux will be found before the fire station on the right hand side.

COMMUNAL HALLWAY

Leading to private door into

ENTRANCE HALL

Airing cupboard, large storage cupboard, door into

RECEPTION ROOM

12' 4" x 11' 0" (3.76m x 3.35m) Centered around a fireplace with wooden surround and mantle and marble effect inset gas fire (currently not in use), bay window to the front of the property, television aerial point, telephone point.

KITCHEN/BREAKFAST ROOM

10' 3" x 8' 3" (3.12m x 2.51m) A variety of wall mounted cupboards and base units incorporating cupboards and drawers, space for electric oven and hob, wall mounted boiler, stainless steel sink drainer unit, tiled splash back, window to the rear of the property.

BEDROOM

10' 4" x 9' 0" (3.15m x 2.74m) Double built in wardrobes, window to the front of the property.

BATHROOM

6' 5" x 6' 4" (1.96m x 1.93m) WC, pedestal wash hand basin, bath with shower attachment, chrome taps, tiled splash back surround, extractor fan.

LEASE DETAILS

Length of Lease - 99 years from 1987 - (approx 63 years remaining)

Maintenance Charge - £3,750 per annum

Service Charge - £319.14 per annum

COUNCIL TAX

Band C - £1,964.73 per annum

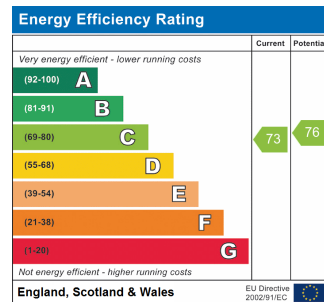
Rother District Council

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

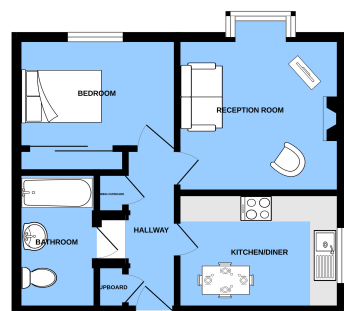
We will be pleased, if possible, to supply any further information you may require.

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.



GROUND FLOOR



Energy Performance Certificate (EPC) information: This is a preliminary EPC. It is based on information provided by the seller and is not a final EPC. The final EPC will be issued after the property has been inspected by an accredited energy assessor. The energy assessor will provide a final EPC and a copy of the Energy Performance Certificate (EPC) will be provided to the buyer. The energy assessor will also provide a copy of the Energy Performance Certificate (EPC) to the seller. The energy assessor will also provide a copy of the Energy Performance Certificate (EPC) to the seller. The energy assessor will also provide a copy of the Energy Performance Certificate (EPC) to the seller.