



## Flat 7 Wellington Court Rue de Bayeux, Battle, East Sussex. TN33 0EB. **£145,000 leasehold**

A conveniently situated and spacious 2 bedroom ground floor purpose build flat for those aged 55 and over located just off Battle High Street and offered with no onwads chain.

### Description

Specifically aimed at those aged 55 and over, this surprisingly spacious flat is located on the ground floor of the popular Wellington Court development. Although just a few moments from Battle's thriving High Street it is a quiet location enjoying a pleasant outlook.

The bright and spacious reception room has a lovely bay window and the room focuses around an electric fire. The main bedroom is a comfortable double with built in wardrobes and the second bedroom could also be used as a study.

The whole is well presented and is offered to the market with no onwads chain.

### Directions

From our office in Battle High Street proceed in a northerly direction, on foot, crossing over Mount Street and continue along turning right into Rue de Bayeux. Proceed into the development where the property will be found on the left hand side.

THE ACCOMMODATION with approximate room sizes comprises a COMMUNAL DOOR leading to:

### COMMUNAL ENTRANCE HALL

with private door to

### ENTRANCE HALL

with telephone entry system, radiator, large double coat cupboard with hanging rail and separate airing cupboard with shelf.

## KITCHEN

7' 10" x 7' 7" (2.39m x 2.31m) with window to rear, part tiled walls, fitted with a range of base and wall mounted kitchen units incorporating cupboards and drawers with a stainless steel sink, space for washing machine. Wall mounted boiler.

## RECEPTION ROOM

16' 7" x 7' 10" (5.05m x 2.39m) into bay window to front, centred around a red brick fireplace with marble inset, wooden surround and electric fire, tv and telephone points.

## BEDROOM 1

12' 2" x 10' 4" (3.71m x 3.15m) with window to rear, double fitted wardrobes, tv and telephone point.

## BEDROOM 2

8' 1" x 7' 11" (2.46m x 2.41m) with window to side.

## BATHROOM

6' 10" x 6' 2" (2.08m x 1.88m) fitted window to rear, part tiled walls, tiled floor and fitted with a tiled shower cubicle with electric shower, pedestal wash hand basin, wc and radiator.

## LEASE DETAILS

Length of Lease - 99 years from 1987.  
Maintenance charge - £4,269.36 per annum.  
Ground Rent - £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.

