

Spencer
& Leigh



34 Alexandra Court, St. Peters Close, Hove, BN3 7RF

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Price £169,950 - Leasehold

- Retirement flat in a popular McCarthy Stone Building
- One bedroom with fitted wardrobes
- 17' Living room overlooking the communal gardens
- Communal lounge, lift to all floors, guest suite, 24 hr emergency care line and laundry room
- Lease in excess of 100 yrs.
- No onward chain
- Well presented throughout with a newly fitted water cylinder
- Excellent location
- Minimum age of 60 years
- Internal inspection recommended

Situated on the top floor of this always-popular retirement block is this larger-than-average one-bedroom apartment. The property boasts a 17' living room with ample space for a dining table and chairs, with a double-glazed window allowing light to fill this room. Storage is always a premium, so WE LOVE the spacious room sizes this property offers. The accommodation is presented in good decorative order throughout with the added benefit newly fitted pressurized water tank. It is a requirement of the lease that all single residents are over 60 years of age. Further benefits include an on-site house manager, passenger lift, communal lounge with kitchenette which hosts regular coffee mornings, guest suite for family & friends, 24-hour care line and communal gardens and parking. For ease, water rates are included within the service charge and this home is offered for sale with no ongoing chain.



Alexandra Court is situated on St Peter's Close in Hove in a sought after area and ideally situated for all amenities including local shops as well as some larger stores such as Waitrose and Sainsbury's. All local travel networks are within easy reach including buses in and out of the city as well as railway links to London and along the coast.



Communal Entrance

Stairs and Lift rising to all Floors

Entrance

Entrance Hallway

Living Room
17'4 x 10'4

Kitchen
7'2 x 7'

Bedroom
13'6 x 8'6

Bathroom

Communal Lounge

OUTSIDE

Communal Gardens

Residents Parking

Property Information

101 years remaining on lease

Service Charge - £3,000 p/a

Ground Rent: £720.00 p/a

Council Tax Band C: £2,078.28 2024/2025

Utilities: Mains Electric. Mains water and sewerage

Parking: Residents parking and un-restricted on street parking

Broadband: Standard 8 Mbps, Superfast 56 Mbps, Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

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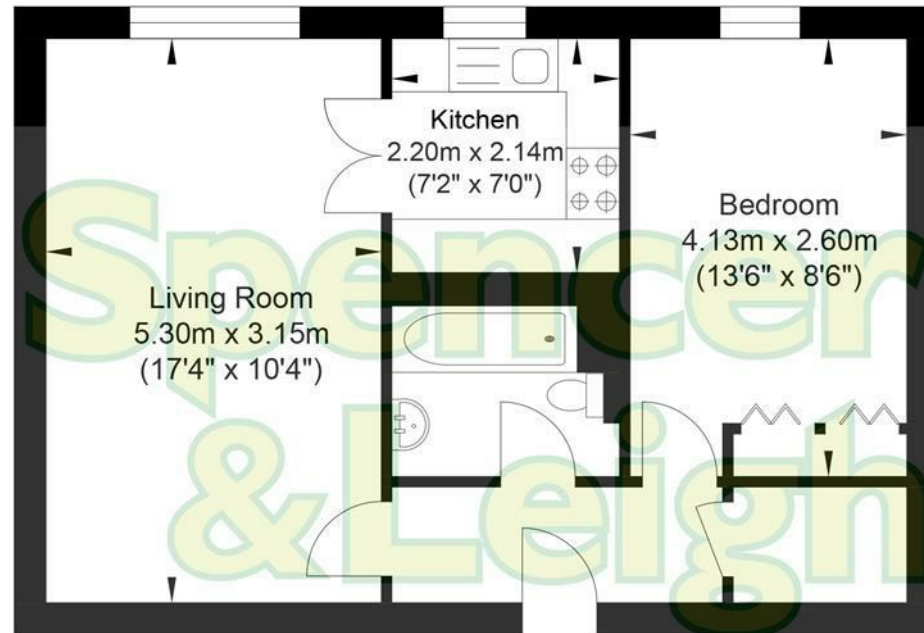


Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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SALES & LETTINGS



Approximate Floor Area
461.55 sq ft
(42.88 sq m)

Approximate Gross Internal Area = 42.88 sq m / 461.55 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.