

19 Broad Oak Coppice

St Marks Close, Bexhill-on-Sea, East Sussex, TN39 4PU



A TWO RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR BENEFITTING FROM AN EXTENDED LEASE

Broad Oak Coppice was built in 1982 comprising of 32 properties arranged over 4 floors served by lifts. The development is set within lovely, well tended grounds with lawns and various patio areas to relax and enjoy the gardens. There is a single garage block along with ample parking for visitors. The Estate Manager can be contacted from various points with each property in the case of an emergency, for periods when the Estate Manager is off duty there is a 24 hour Anchor Response System. Each property comprises an Entrance Hall, Lounge, Kitchen, Two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55.

Communal Grounds
Lift to all floors
Entry phone system
Resident Estate Manager
EXTENDED LEASE - 150 YEARS LEFT

Gas central heating
Minimum Age 55
Service charge: £234.75 a month No ground rent



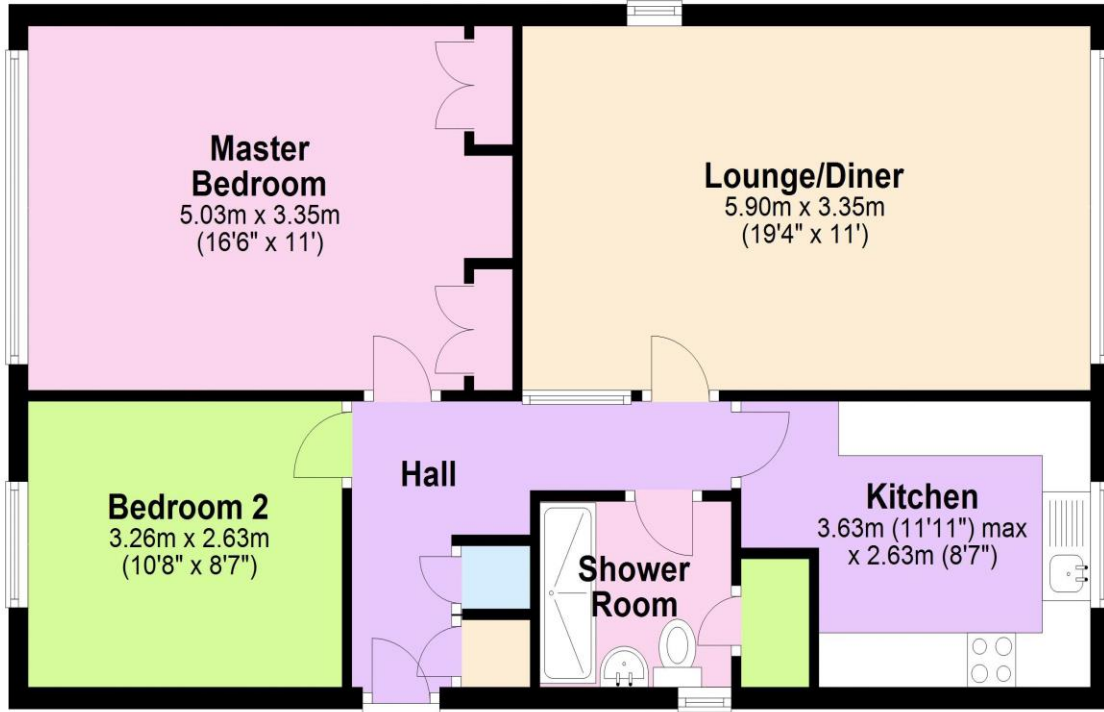
PRICE: £165,000

For more details or to make an appointment to view, please contact

Alana Snow

Flat

Approx. 67.3 sq. metres (724.0 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

April 1st

Annual Ground Rent:

£n/a

Ground Rent Period Review:

n/a

Annual Service Charge:

£234.75 a month

Contingency Fund Balance:

n/a

Event Fees:

Transfer

2.5% of sale price goes back

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.