



St. Martins Way, Battle, TN33

£150,000



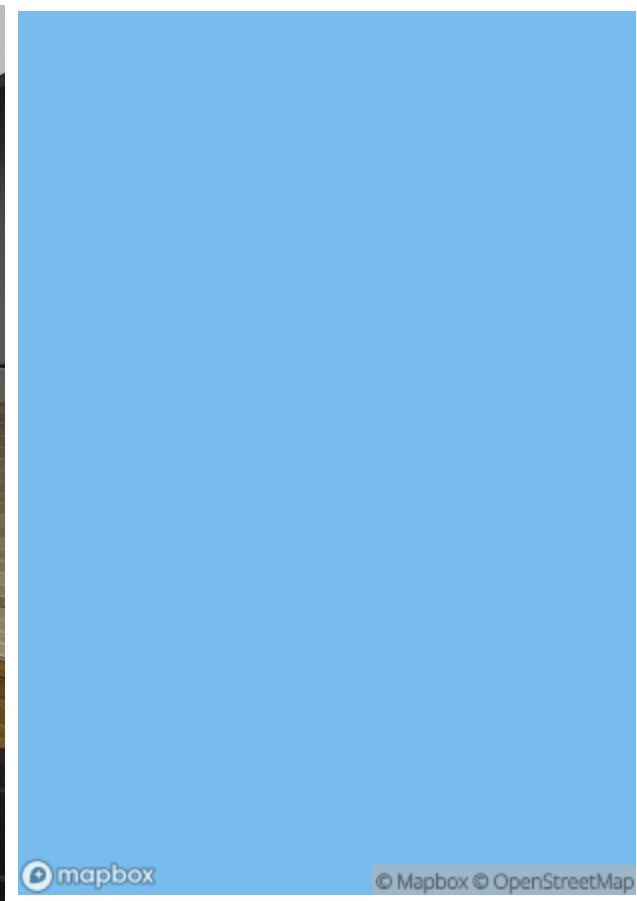
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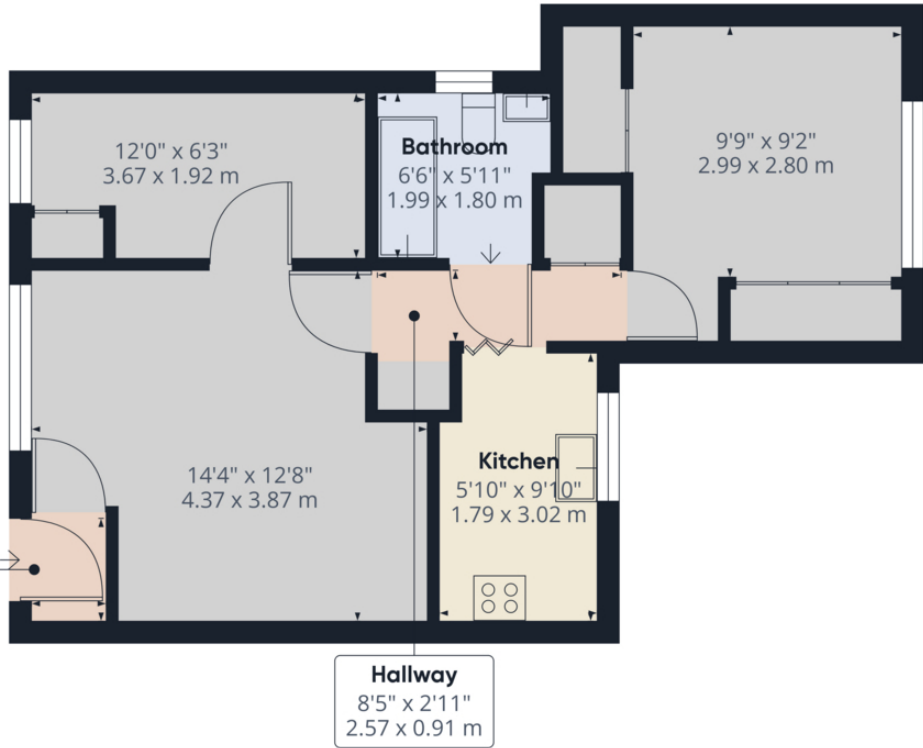
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- Two-bedroom ground floor flat
- Exclusive for ages 55 and over
- Private entrance.
- Attractive rear outlook towards communal gardens
- Night storage heating and double-glazed windows
- On-site manager available
- Communal laundry and garden
- Modern kitchen with Shaker-style cabinets
- Walk-in Aquabath installed
- Convenient location close to the town High Street







Approximate total area⁽¹⁾
503.96 ft²
46.82 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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