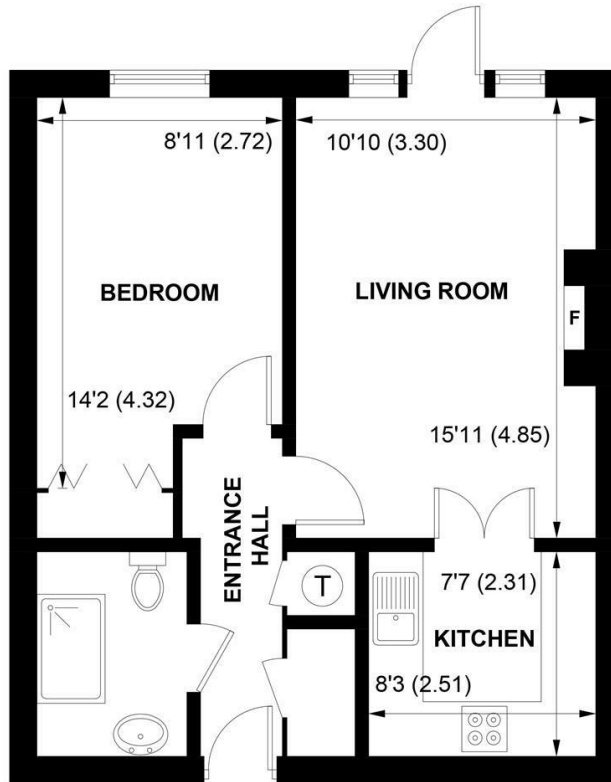


The logo consists of the letters 'Sw' in a stylized, cursive, gold-colored font, set against a dark blue square background.

Sims Williams



8 MARTLETS COURT, QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 543 SQ FT / 50.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

**ARUNDEL OFFICE**

8a High Street  
Arundel  
BN18 9AB

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# £180,000 Leasehold

8 MARTLETS COURT, QUEEN STREET,  
ARUNDEL, BN18 9NZ

- Ground Floor Retirement Apartment
- River & Town Views
- Living Room
- Fitted Kitchen
- Double Bedroom with Fitted Wardrobes
- Shower Room
- Private Terrace
- Communal Lounge & Gardens
- Resident & Visitors Parking

## EPC RATING

Current = C  
Potential = B

## COUNCIL TAX BAND

Band = C

An opportunity to purchase a ground floor riverside retirement apartment situated within a few hundred yards of Arundel town centre. The accommodation comprises one bedroom, living room, kitchen, superb river views and private terrace.

Situated in a favoured central position in the historic town of Arundel. The apartment is only a short walk from the shops, restaurants and leisure facilities in the town centre. A bus service runs from outside the front of Martlets Court and Arundel mainline train station, with its London and coastal service is only a short distance away.

The accommodation comprises, entrance hall with airing cupboard & storage cupboard. The living room enjoys a feature fireplace and a door out to the private terrace with wonderful views of the river Arun and Arundel town centre. Double doors which open into the fitted kitchen which has a built-in oven, hob, fridge-freezer and space for washing machine.

The double bedroom is a good size and benefits from built-in wardrobes. There is a fitted shower room comprising a shower cubicle, hand wash basin & WC.

Martlets Court benefits from 24hr emergency Careline system, intercom

and security door system, house manager, communal lounge, gardens and river terrace, hairdressers and the use of a guest suite. There are parking facilities for residents and guests.

We are advised that the lease length has 99 years from 1990 and the Service charge is £2,528.12 per annum with Ground Rent of £98.91 per half year. Maintenance Charges include buildings insurance, all external and communal area repairs and maintenance, cleaning of communal areas and window cleaning.

## Directions

From our office on the High Street, continue over the bridge, there is pedestrian access to Martlets Court via a set of gates on the right hand side.

## Disclaimer

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

