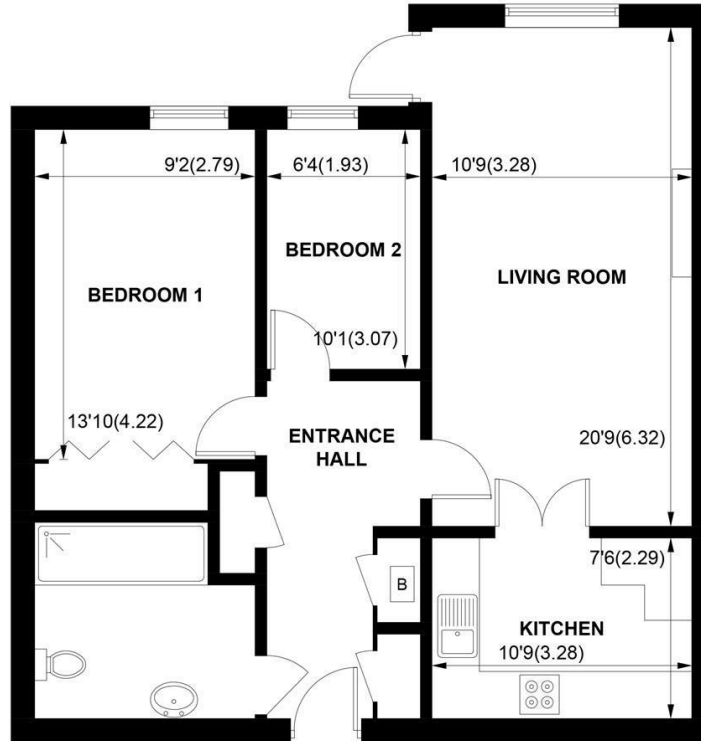




FLAT 2 MARTLETS COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9NZ



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 730 SQ FT / 67.8 SQ M

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

ARUNDEL OFFICE

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£225,000 Leasehold

FLAT 2 MARTLETS COURT,
QUEEN STREET, ARUNDEL,
WEST SUSSEX, BN18 9NZ

- Ground Floor Retirement Apartment
- Long Lease
- Entrance Hall
- Sitting Room
- Fitted Kitchen
- Two Bedrooms
- Private Terrace
- Communal Lounge
- No Onward Chain

EPC RATING

Current = D

Potential = C

COUNCIL TAX BAND

Band = D

An opportunity to purchase a bright and spacious ground floor retirement apartment, situated just on the south side of the river. The accommodation, approached via a generous communal reception area, is well presented and includes a private entrance hall. Martlets Court has wide door access and is wheelchair friendly.

Situated in the favoured central position, only a short walk to the shops, restaurants and leisure facilities in Arundel town centre. The mainline train station, with its London and coastal services is less than a mile away and there are good road links to surrounding areas via the A27 and A284. A bus service also runs from outside the front of Martlets Court.

The accommodation comprises, entrance hall with three storage cupboards (one houses the boiler), a spacious living room with feature fireplace & electric fire, which affords access to the south facing terrace.

The kitchen has been fitted with a range of cream base and eye-level units, incorporating appliances such as oven, grill, electric hob with extractor, integrated fridge/freezer and washer/dryer machine.

There are two bedrooms, the main bedroom is a double room with fitted wardrobes, the second bedroom being a

good size single room. The bathroom has a large walk-in shower with shower seat, WC and Pedestal sink. In addition to the private terrace, there is a communal car park, accessed via a security gate.

Martlets Court benefits from having a resident warden/manager and there is a large, communal lounge for residents to use. There is also a guest suite which can be rented for guests/relatives. In respect of parking, this is not allocated, but residents can apply for a space.

We are advised that the lease length is 159 years from 1st May 1990. Annual ground rent of £123.63 due every 6 months. Service charge is approximately £3,719.45 due annually.

Directions.

From our office on the high street, continue over the bridge, there is a pedestrian access to Martlet's Court via a set of gates on the right hand side.

Disclaimer.

As the seller's 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.

Sales & Lettings offices in Arundel, Bognor Regis, Chichester & Walberton

