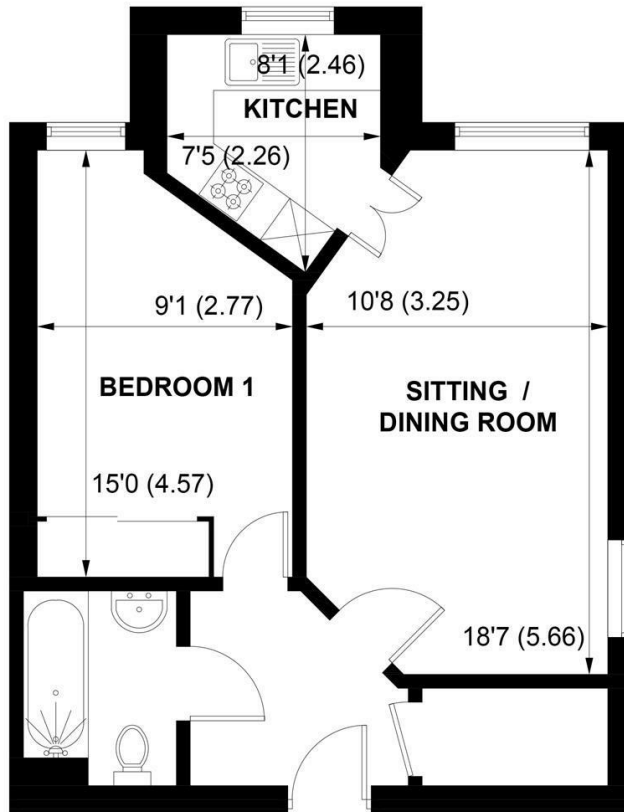


SW

Sims Williams



9, CAEN STONE COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9FE



APPROXIMATE GROSS INTERNAL AREA = 489 SQ FT / 45.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2020 ©

Produced for Sims Williams

ARUNDEL OFFICE

8a High Street
Arundel
BN18 9AB

Tel 01903 885678
arundelsales@simswilliams.co.uk
simswilliams.co.uk

£195,000 Leasehold

9, CAEN STONE COURT,
QUEEN STREET,
ARUNDEL, BN18 9FE

- First Floor Retirement Apartment
- Spacious Accommodation
- Dual-Aspect Living/Dining Room
- Newly Fitted Kitchen
- Double Bedroom with Built-in Wardrobes
- Newly Fitted Shower Room
- Communal Terrace
- Guest Suite & Laundry Room
- Residents Lounge & Kitchen

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = B

A well-presented first floor retirement apartment offering a living/dining room, fitted kitchen with integrated appliances, master double bedroom with fitted wardrobes and a modern bathroom suite.

This property is situated in a sought-after location in Arundel, within walking distance of local amenities.

Located on the first floor, the accommodation comprises a spacious living/dining room which enjoys a dual-aspect and has double doors which open into the newly fitted kitchen. The kitchen is fitted with a range of units incorporating an integrated fridge/freezer, dishwasher, oven and hob.

The double bedroom is of generous size and benefits from built-in wardrobes. The stunning newly fitted shower room, boasts a large walk-in shower, vanity style sink and w.c.

Caen Stone Court benefits from a careline call system, a house manager, communal lounge with kitchen, laundry room, lift to all floors

and use of a guest suite. There is also a communal terrace. Age restriction of 60 years and over for at least one occupant.

We are advised that the lease is 125 years from 2009 and that the service charge is £2927.88 per annum and ground rent is payable at £212.50 bi-annually and includes building insurance, water rates, all building maintenance, laundry room and the on site Manager.

Directions

From the High Street continue over the bridge, Caen Stone Court can be found 100 yards down 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.

