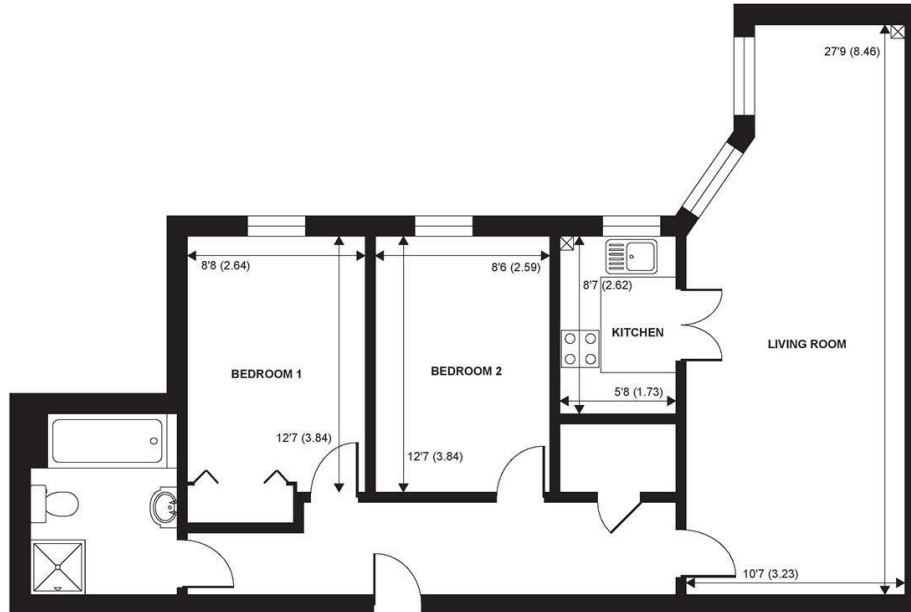


SW

Sims Williams

Caen Stone Court

FLAT 6, CAEN STONE COURT QUEEN STREET, ARUNDEL, WEST SUSSEX, BN18 9FE



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 764 SQ FT 71 SQ METRES

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2017®

# £260,000 Leasehold

FLAT 6, CAEN STONE COURT,  
QUEEN STREET,  
ARUNDEL, BN18 9FE

- Superb Retirement Apartment
- Bright Living/Dining Room
- Modern Fitted Kitchen
- Integrated Appliances
- Two Double Bedrooms
- Tiled Bathroom
- Residents Lounge & Kitchen
- Guest Suite & Laundry Room
- Communal Courtyard Gardens

## EPC RATING

Current = B

Potential = B

## COUNCIL TAX BAND

Band = C

A bright retirement apartment offering a spacious living/dining room, superb fitted kitchen, two double bedrooms and a modern bathroom in a sought-after location.

This beautifully presented apartment with modern & neutral décor throughout consists of a bright & spacious living room with a feature fireplace and electric fire, and ample space for dining area with ample space for table and chairs with views over the communal courtyard gardens.

Leading from the living room there are double doors opening into the modern fitted kitchen with integrated appliances including fridge, freezer, dishwasher, and oven & hob.

There are two good-sized bright double bedrooms with the master benefiting from a built-in wardrobe. The fully tiled bathroom is fitted with a white suite comprising bath, separate shower cubicle, hand wash basin and WC.

Caen Stone Court benefits from a house manager, 24 hour care line call system, communal lounge with kitchen, courtyard area, laundry room, lift to all floors and use of a guest suite. Age restriction of 60 years and over for at least one occupant.

We are advised that the lease is 125 years

from 2009 and the Annual Service charge is £4391.76 with Ground Rent: £444.45 paid half yearly and includes building insurance, water rates, all building maintenance, laundry room and the on site Manager.

## 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.

## Directions

From the High Street, continue over the bridge onto Queen Street. Caen Stone Court can be found 100 yards down on the right-hand side.



