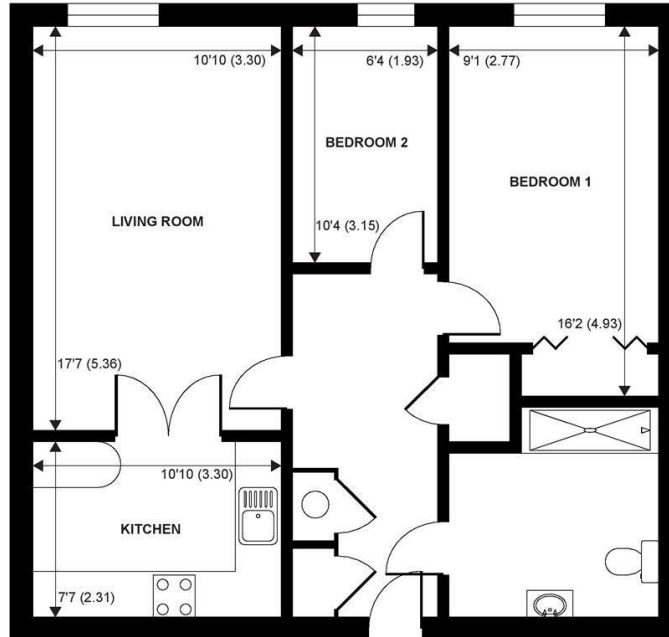


SW

Sims Williams



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



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 706 SQ FT 65.5 SQ METRES

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

£230,000 Leasehold

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

- Riverside Retirement Apartment
- Spacious Living Room
- Kitchen
- Double Bedroom with Fitted Wardrobes
- Second Bedroom
- Wet Room
- Superb River & Castle Views
- Communal Gardens
- Visitor & Residents Parking

EPC RATING

Current = B

Potential = B

COUNCIL TAX BAND

Band = E

A two bedroom riverside retirement apartment located in a central and sought-after development offering superb views of the river Arun and Arundel Castle.

Situated in a 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 & coastal service is less than a mile away, and there are good road links to surrounding areas including bus services.

Set on the second floor, the accommodation comprises a spacious living room featuring a fireplace with electric fire and wonderful views over the river and of the town.

Double doors open to the fitted kitchen with a range of units, oven & hob, and space for further appliances.

There is a double bedroom with fitted wardrobes and a second bedroom which makes an ideal study or guest bedroom, both of which the superb views. The spacious wet room is part-tiled and fitted with hand wash basin, WC & wall shower.

The entrance hall features an airing cupboard together with two further cupboards providing plenty of storage.

Martlets Court benefits from 24 hour emergency careline as well as a house manager, and offers the use of facilities such as communal lounge with kitchenette, hairdressers, communal garden, river terrace and off-road parking. There is also a guest suite.

We are advised the lease is 99 years from 1990 with 65 years remaining. Annual service charges are £3,876.12 and ground rent £198.63 half yearly. Our Vendor is happy to start the lease extension process if required.

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 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.

