



Flat 8 Cardinal Court Grand Avenue | | Worthing | BN11 5NW

**WB**  
WARWICK BAKER  
ESTATE AGENT



## Flat 8 Cardinal Court Grand Avenue | | Worthing | BN11 5NW

£319,950

\*\*\* £319,950 \*\*\*

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS FIRST FLOOR APARTMENT IN CARDINAL COURT, GRAND AVENUE.

SITUATED JUST UP FRONT THE SEAFRONT THE PROPERTY BOASTS TWO DOUBLE BEDROOMS, 20'1 X 11'5 SOUTHERLY ASPECT LIVING / DINING ROOM WITH PATIO DOORS OUT ONTO A LARGE BALCONY, MODERN FITTED KITCHEN, BATHROOM AND LARGE ENTRANCE HALL.

THE PROPERTY ALSO BOASTS A LIFT TO ALL FLOORS, SECURE UNDERGROUND PARKING, A REMAINDER OF A 999 YEAR LEASE AND SHARE OF FREEHOLD.

NO CHAIN, PLEASE CALL - 01273 461144

- CARDINAL COURT, GRAND AVENUE
- MODERN FITTED KITCHEN
- SHARE OF FREEHOLD - 950 YEAR LEASE
- CLOSE TO THE SEAFRONT
- SOUTH FACING BALCONY
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- UNDERGROUND PARKING
- SOUTHERLY ASPECT 20'1 X 11'5 LIVING / DINING ROOM
- LIFT TO ALL FOORS

## SHARE OF FREEOLD

Lease End Date 23/09/2974

Lease Term 999 years from 23

September 1975

Lease Term Remaining 950 years

## SERVICE CHARGE

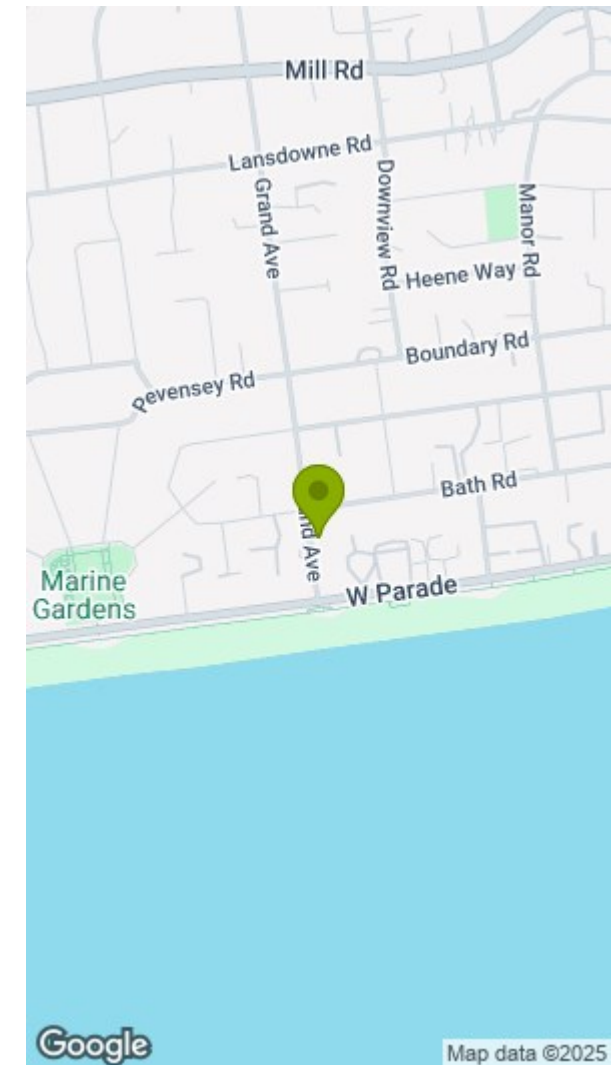
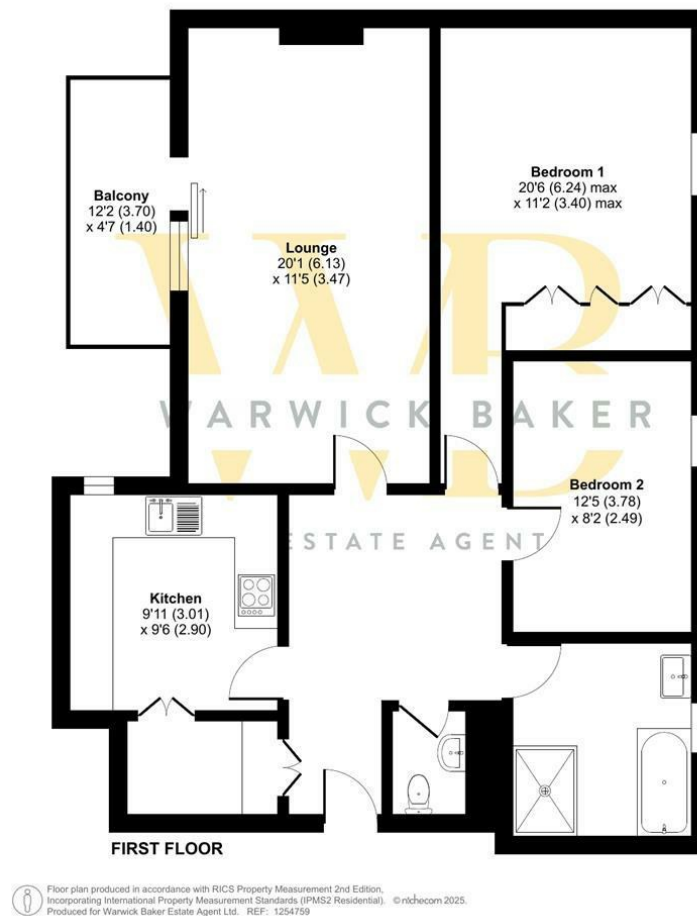
MIANTENANCE £2150 PER  
ANNUM



## Cardinal Court, Grand Avenue, Worthing, BN11

Approximate Area = 892 sq ft / 82.8 sq m

For identification only - Not to scale



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (81-91) <b>B</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| (1-20) <b>G</b>                             |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Not energy efficient - higher running costs |                         |           |                                                                 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |