



ESTATE AGENTS

**41 Kenrith Court, St. Helens Crescent, Hastings, TN34
2SQ**

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £150,000

PCM Estate Agents are delighted to offer to market an opportunity to secure this TWO BEDROOMED PURPOSE BUILT FLAT with BALCONY. This MANAGED APARTMENT is catered for the over 60's and is located in this sought-after area within close proximity to Alexandra Park.

Situated on the THIRD (TOP) FLOOR with LIFT ACCESS, the property offers spacious accommodation throughout comprising an entrance hallway, SPACIOUS LOUNGE with patio doors leading to a BALCONY, separate kitchen, TWO DOUBLE BEDROOMS and a bathroom. The property is offered to the market CHAIN FREE.

Please contact the owners sole agent now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs or lift to third floor, private front door to;

ENTRANCE HALLWAY

Storage cupboard with shelving, wall mounted telephone entry point, lifeline pull cord, radiator.

LOUNGE

16'10 x 10'3 (5.13m x 3.12m)

Double glazed sliding doors to a private balcony, television point, radiator, telephone point, doorway to;

KITCHEN

8'11 x 5'8 (2.72m x 1.73m)

Fitted with a range of eye and base level units with worksurfaces over, electric hob with oven below, stainless steel inset sink with mixer tap, integrated fridge, double glazed window to front aspect.

BEDROOM

11' x 7'10 (3.35m x 2.39m)

Double glazed window to side aspect, fitted wardrobes and drawers.

BEDROOM

14'10 max x 8'3 maxq (4.52m max x 2.51m max)

Double glazed window to side aspect enjoying a pleasant view over neighbouring rooftops, range of fitted wardrobes and drawers.

BATHROOM/ WET ROOM

Panelled bath with mixer tap and shower attachment, wc, wash hand basin with storage below, extractor fan.

TENURE

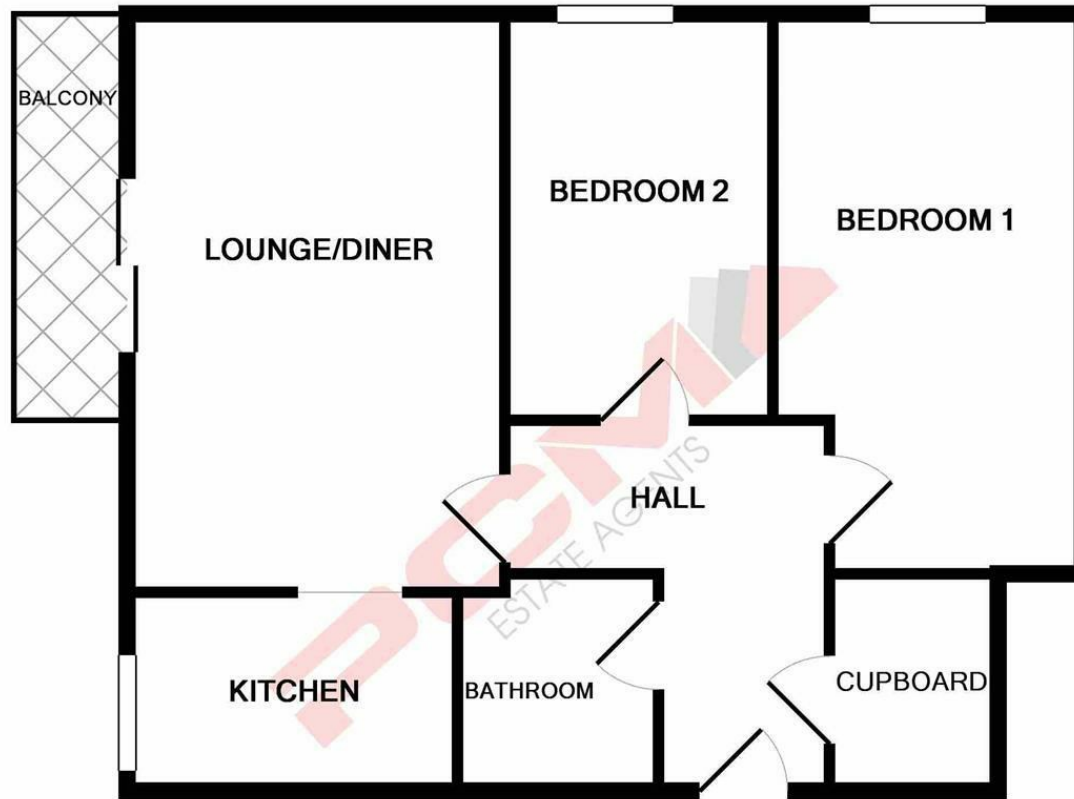
We have been advised of the following by the vendor;

Lease: 999 Years from 1985 approximately 962 remaining

Ground Rent: £420 per annum

Maintenance: £2343.52 per annum





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.