



ESTATE AGENTS

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2SQ**

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**Price £135,000**



PCM Estate Agents are delighted to offer to market an opportunity to secure this ONE BEDROOMED THIRD FLOOR MANAGED APARTMENT for the OVER 60's, located in this sought-after and PURPOSE BUILT building in the St Helens region within close proximity to the picturesque Alexandra Park.

The property offers SPACIOUS ACCOMMODATION throughout comprising an entrance hallway, LOUNGE-DINER with BALCONY, fitted kitchen, bedroom and a shower room. The property also benefits from use of the COMMUNAL FACILITIES such as a communal RESIDENTS LOUNGE, separate LAUNDRY ROOM and a guest suite (subject to charges).

Please call the owners sole agent now to book your immediate viewing to avoid disappointment.

### **COMMUNAL FRONT DOOR**

Leading to:

### **COMMUNAL ENTRANCE HALL**

Stair and lift access to the third floor (Top Floor), private front door to:

### **ENTRANCE HALL**

Coving to ceiling, lifeline pull cord, access to large storage cupboard housing consumer unit for the electrics and ample storage space, doors opening to:

### **LOUNGE-DINER**

17' x 9'7 (5.18m x 2.92m)

Coving to ceiling, lifeline pull cord, electric radiator, television point, door to kitchen, UPVC double glazed sliding door providing access to:

### **BALCONY**

With far reaching views over Alexandra Park, space for bistro style table and chairs, metal safety balustrade.

### **KITCHEN**

6'8 x 5'6 (2.03m x 1.68m)

Tiled walls, wood effect vinyl flooring, coving to ceiling, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset drainer-sink unit, space for under counter fridge, UPVC double glazed window to side aspect with lovely townscape views over Alexandra Park and towards the West Hill.

### **BEDROOM**

12'8 x 9'2 (3.86m x 2.79m)

Coving to ceiling. lifeline pull cord, built in wardrobe, electric radiator, UPVC double glazed window to front aspect allowing for lovely views extending over Alexandra Park.

### **SHOWER ROOM**

Walk in shower unit with electric shower, shower seat and hand rail, dual flush concealed cistern low level wc, vanity enclosed wash hand basin with mixer tap, partially aquaborded walls, part tiled walls, Dimplex wall mounted heater.

### **TENURE**

We have been advised of the following by the vendor:

Lease: Approximately 980 years remaining

Ground Rent: £170 paid every 6 months.

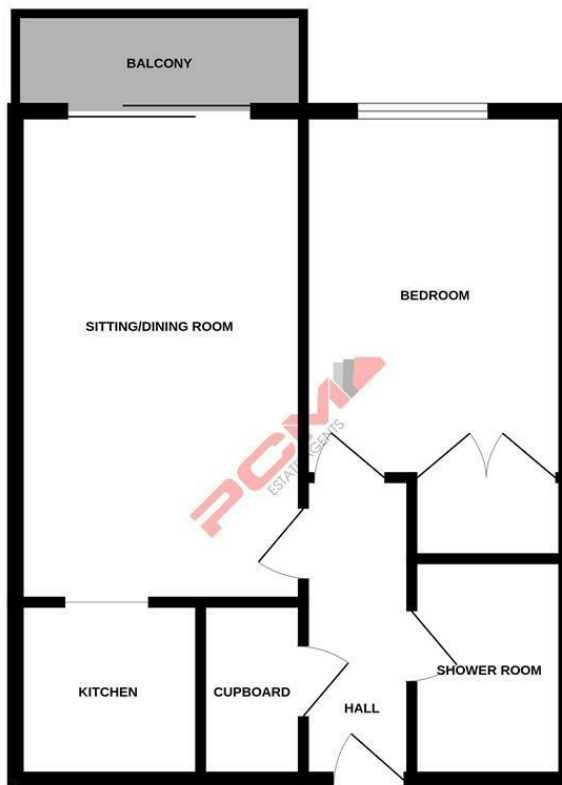
Service Charge: £898.00 paid every 6 months.







GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.