



ESTATE AGENTS

7 Waverley Court, Verulam Place, St. Leonards-On-Sea, TN37 6QR

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

Price £130,000

PCM Estate Agents are delighted to present this BEAUTIFULLY PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT set within this popular MANAGED BLOCK FOR THE OVER 55'S, located on St Leonards seafront.

The property has recently been renovated to an excellent standard throughout and offers spacious accommodation comprising entrance hall with ample built in storage, 18FT LOUNGE/DINER, NEWLY INSTALLED MODERN KITCHEN, one double bedroom with built in wardrobe and a MODERN SHOWER SUITE.

The property is located on the ground floor of this popular purpose built managed building with COMMUNAL FACILITIES to be enjoyed by all residents including residents lounge and guest room.

Located directly on St Leonards seafront, within easy reach of Hastings Town Centre and central St Leonards itself with its many amenities.

Viewing comes highly recommended by the vendors agents. Call PCM now to book your appointment to view.

COMMUNAL ENTRANCE DOOR

Opening to:

COMMUNAL ENTRANCE HALL

Private front door opening to:

ENTRANCE HALL

Wall mounted entryphone system, storage cupboard, airing cupboard, radiator.

LOUNGE/DINER

18'1 x 9'9 (5.51m x 2.97m)

Double glazed bay window to rear aspect, two radiators, telephone point, television point, wall mounted thermostat control. Double sliding doors opening to:

KITCHEN

8'1 x 5'11 (2.46m x 1.80m)

Newly fitted modern kitchen comprising a range of eye and base level units with work surfaces over, four ring electric hob with extractor above, integrated oven/grill, space for fridge, space and plumbing for washer/dryer, stainless steel inset sink with mixer tap, double glazed window to rear aspect.

BEDROOM

11'7 x 9'1 (3.53m x 2.77m)

Built in wardrobe, double glazed window to rear aspect, radiator.

SHOWER ROOM

Modern suite comprising walk-in double shower, wc, wash hand basin with storage below, part tiled walls, radiator, extractor fan.

TENURE

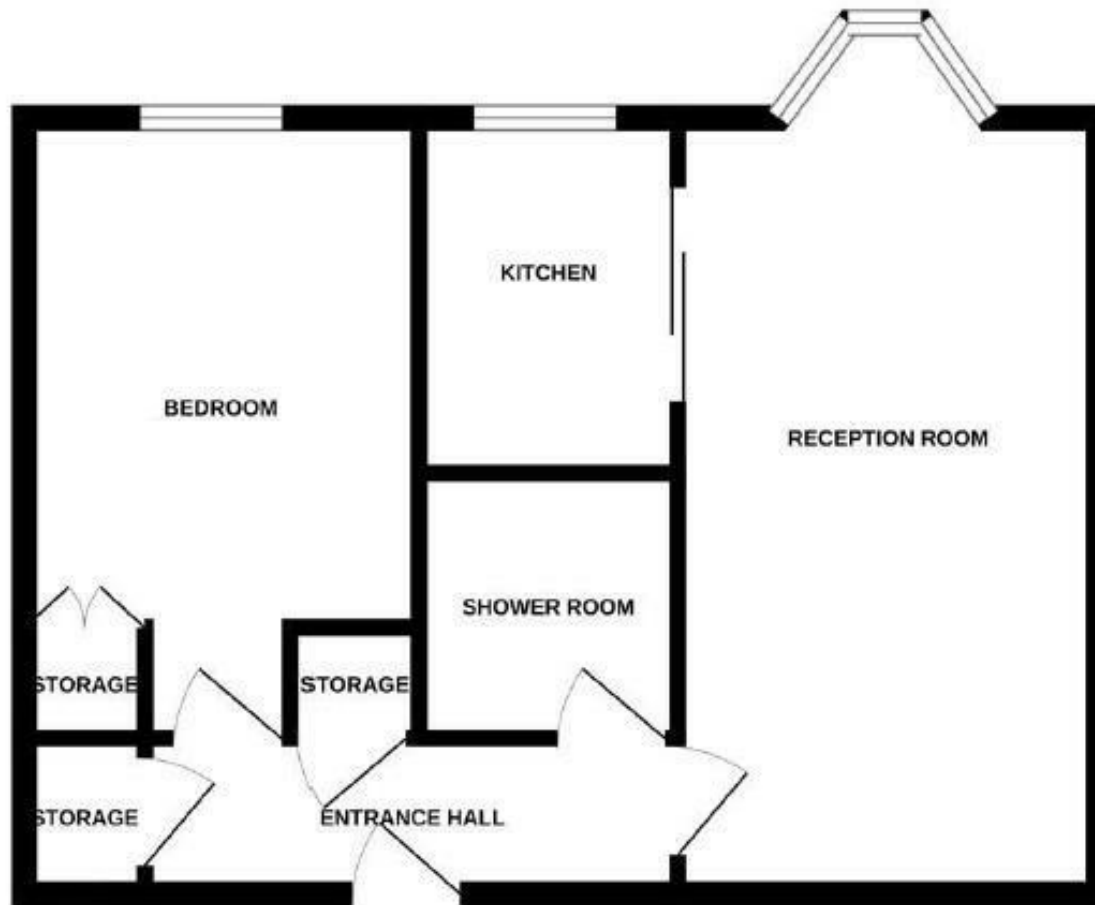
We have been advised by the vendor of the following:

LEASE - 64 years remaining

SERVICE CHARGE - £3096.84 per annum

Council Tax Band:





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(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	