



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

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

Offers In The Region Of £145,000

PCM Estate Agents are delighted to offer for sale this beautifully presented and RECENTLY REFURBISHED TWO BEDROOM FIRST FLOOR APARTMENT with BALCONY. Located in this popular MANAGED BUILDING catered to the OVER 60's. Offered to the market CHAIN FREE.

Enjoying well-presented accommodation throughout comprising an entrance hallway, 16ft LOUNGE with PRIVATE BALCONY, newly installed MODERN KITCHEN, TWO BEDROOMS, both having built in wardrobes, and a MODERN SHOWER ROOM. The property also benefits from an Economy 7 energy tariff.

The building benefits from communal facilities such as a laundry room, residents lounge, bookable guest room in addition to permit parking (subject to availability).

Located in the sought-after St Helens region of Hastings, within easy reach of Alexandra Park in addition to public transport links into Hastings town centre.

If you are looking for a BEAUTIFULLY PRESENTED RETIREMENT APARTMENT, look no further and call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

COMMUNAL ENTRANCE

Stairs or lift to the first floor, private front door to:

ENTRANCE HALLWAY

Spacious with generous storage/ airing cupboard, radiator.

LOUNGE

16'9 x 10'3 (5.11m x 3.12m)

Double glazed sliding patio door to side aspect leading out to a private balcony enjoying a pleasant outlook, wall mounted telephone entry point, radiator.

BALCONY

Metal balustrades, ideal for seating and enjoying a pleasant outlook.

KITCHEN

9' x 5'8 (2.74m x 1.73m)

Newly installed and comprising a range of eye and base level units with worksurfaces over, four ring electric hob with extractor above, integrated oven,

under cabinet space for fridge freezer, inset sink with mixer tap, part tiled walls, double glazed window to front aspect.

BEDROOM

14'8 max x 8'4 max (4.47m max x 2.54m max)

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

BEDROOM

10'11 x 7'10 (3.33m x 2.39m)

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

SHOWER ROOM

Walk in double shower with shower screen, hand rail, dual flush wc, wash hand basin with ample storage below, extractor fan, wall mounted storage unit with mirrored door, towel rail, part tiled walls.

TENURE

We have been advised of the following by the vendor:

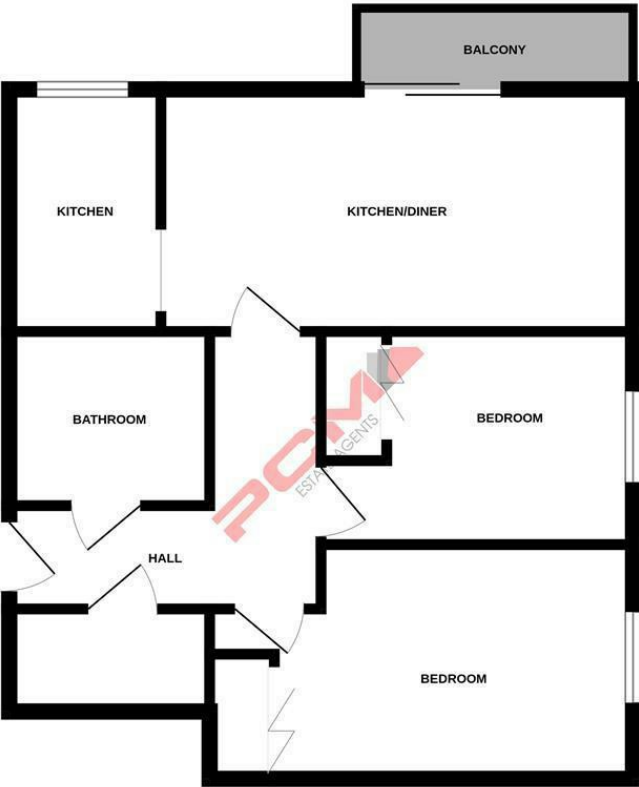
Lease: In excess of 900 years

Service Charge: Approximately £1185 paid every 6 months

Ground Rent: Approximately £210 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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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		
(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		