



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

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

Price £115,000

PCM Estate Agents are delighted to present to market this ONE GOOD SIZED DOUBLE BEDROOM LOWER GROUND FLOOR FLAT in Kenrith Court with LOVELY VIEWS OVER ALEXANDRA PARK and well thought out accommodation, restricted for the OVER 60's.

Accommodation comprises entrance hall, LOUNGE-DINING ROOM, kitchen, ONE BEDROOM and a SHOWER ROOM. The property has a OUTSTANDING VIEWS over Alexandra Park, COMMUNAL LOUNGE and COMMUNAL LAUNDRY ROOM. The property also benefits from DOUBLE GLAZING and ELECTRIC HEATING and a healthy length lease.

Located close to bus routes providing ease of access to Hastings town centre and the seafront, please call the owners agents now to book your immediate viewing to avoid disappointment.

ENTRANCE HALL

Doors leading to:

LOUNGE-DINING ROOM

16' x 9' (4.88m x 2.74m)

Double glazed window to front overlooking Alexandra Park, electric heater, electric coal effect fire, lifeline pull cord.

KITCHEN

6' x 5' (1.83m x 1.52m)

Fitted with a range of eye and base level cupboards and drawers, part tiled walls, inset stainless steel sink-drainer, space for electric cooker, extractor fan, space for fridge freezer,

BEDROOM

13' x 9' (3.96m x 2.74m)

Double glazed window to front aspect overlooking Alexandra Park, telephone point, large storage cupboard, electric heater, lifeline pull cord.

SHOWER ROOM

6' x 5' (1.83m x 1.52m)

Walk in shower with electric shower unit with seat and hand rail, low level wc, wash hand basin, tiled walls, non slip flooring, extractor for ventilation, lifeline pull cord.

TENURE

We have been advised of the following by the vendor:

Lease: Approximately 961 years remaining

Maintenance & Review Period: £1774.40 per annum/ Reviewed 31st March each year.

Ground Rent& Review Period: £308 per annum/ Reviewed 31st March each year.

COMMUNAL FACILITIES

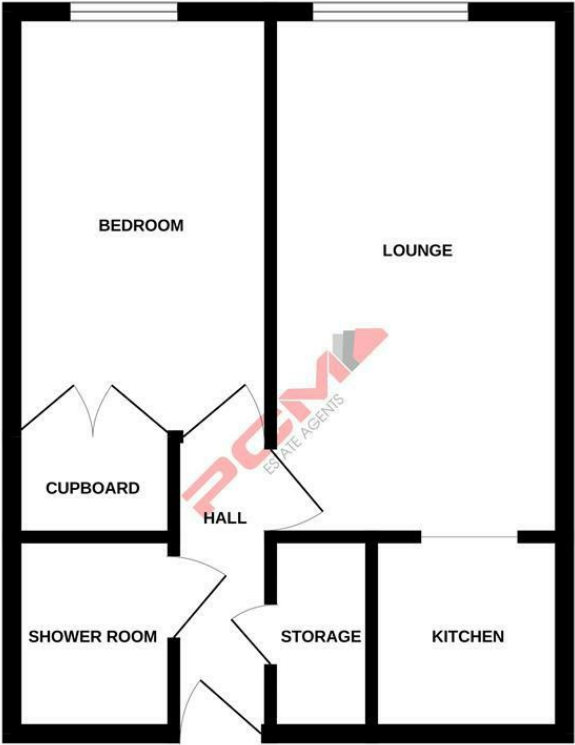
Including lounge and laundry room.

AGENTS NOTE

Please note that the internal images used are that of when the property was unoccupied.



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
(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	