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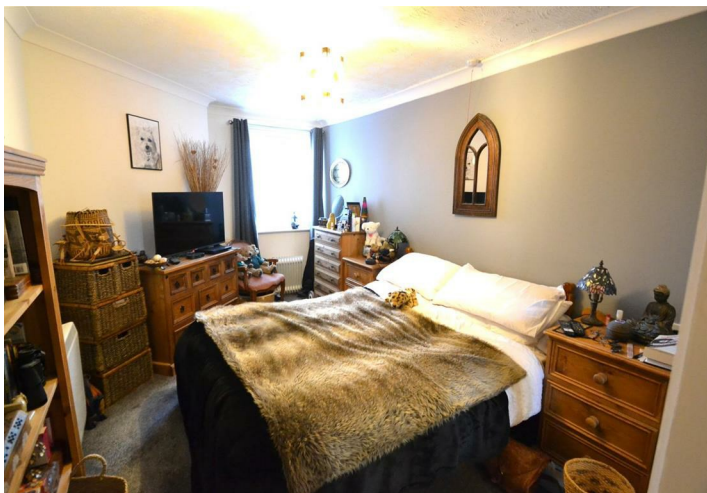
Flat 7 Gables Court, 44-46 St. Leonards Road, Upperton, Eastbourne, East Sussex, BN21 3QS
Guide Price £99,000 Leasehold

An excellent opportunity has arisen to acquire this ONE BEDROOMED GROUND FLOOR APARTMENT located in this popular RETIREMENT BLOCK situated in the Upperton area of Eastbourne. The property is considered to be in good decorative order throughout and has the benefit of electric heating and double glazed windows. Features include a newly fitted kitchen and has communal facilities which include a residents lounge, laundry room, guest bedroom (at an additional nightly charge), communal gardens and residents parking on a first come first served basis. EPC = D



Gables Court occupies a convenient location within the favoured Upperton area of Eastbourne and is ideally located for Eastbourne's town centre amenities offering a comprehensive range of shopping facilities and mainline railway station.

*** COMMUNAL ENTRANCE HALL * SPACIOUS LIVING/DINING ROOM * NEWLY FITTED KITCHEN * BATHROOM * COMMUNAL FACILITIES INCLUDE: RESIDENTS LOUNGE, LAUNDRY ROOM AND GUEST BEDROOM (AT AN ADDITIONAL NIGHTLY CHARGE) * COMMUNAL GARDENS * RESIDENTS PARKING ON A FIRST COME FIRST SERVED BASIS * DOUBLE GLAZED WINDOWS * ELECTRIC HEATING ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Security entry phone system, with lift and stairs to all floors. Private front door opening to:

Hall

Security entry phone receiver, Lifeline pull cord, large storage cupboard, further storage cupboard housing hot water tank and meters.

Living/Dining Room

23'4 x 10'9 (7.11m x 3.28m)

Neutrally decorated throughout, Lifeline pull cord, electric radiator, double glazed windows to front.

Kitchen

7'6 x 7'1 (2.29m x 2.16m)

Range of wall and base units, work top with tiled splash back, stainless steel single drainer sink with individual taps, eye level electric oven, electric four ring hob with extractor over, space for fridge freezer and space for washing machine, Lifeline pull cord.

Bedroom

13'8 x 8'10 (4.17m x 2.69m)

Neutrally decorated throughout, double glazed window, electric radiator, Lifeline pull cord, television point, built-in mirrored wardrobes.

Bathroom

fully tiled, bath with shower over, low level wc, wash basin with individual taps having shelf over, Lifeline pull cord, mirror with light over, extractor fan, electrically heated chrome effect towel rail.

N.B

Length of lease 125 years from 1 October 1999.

Maintenance charge £2448 per year.

Ground rent £688.94 per year.

Age restriction 60 years

(All details concerning the terms of the lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,794.93 until March 2024 (single person currently £1,346.20 until March 2024).

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

FOR CLARIFICATION

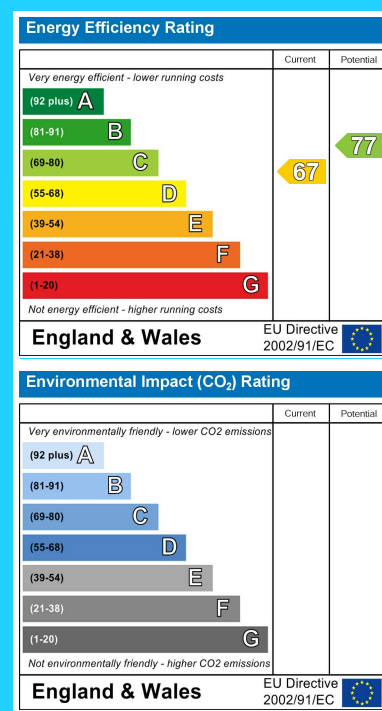
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

Taylor Engley is a trading name of Taylor Engley Limited, registered office Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex BN21 3XE, company number 5477238, registered in England and Wales.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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