

**RUSH  
WITT &  
WILSON**



**Flat 11 St Bartholomew Court Kiln Drive, Rye, East Sussex TN31 7SQ  
75% Shared Ownership £165,000**

Rush, Witt & Wilson are delighted to present to the market this one bedroom ground floor apartment with direct access to a private area of garden which leads onto beautiful communal gardens.

Available for those aged over 60, there are a range of communal areas including on the ground floor, large gardens, a communal dining space and to the first floor a large communal lounge which during the week offer a range of activities and clubs for residents to enjoy.

A range of other facilities are available within block including a private guest suite available for visiting friends and family, a buggy store with charging points for mobility scooters, hairdressing salon, cooked meals at lunch and dinner time and potential to order newspapers and pharmacy orders for an additional fee.

The apartment itself consists of a wide entrance hallway with lounge/diner, kitchen, large bedroom and a level access bathroom. If needed, parking is available for residents to the front of the building.

On site help and care is available 24 hours a day, 365 days a year via the trained and friendly care team. Personal care plans are also available to be discussed with the housing managers.

To discuss further or to arrange a viewing please do not hesitate to contact our Rye office on 01797 224000.

#### Locality

St Bartholomew Court is situated on the outskirts of Rye. The town offers a range of daily amenities

including a supermarket, many specialist and general retail stores as well as a selection of public houses and restaurants.

There is a primary and secondary school, weekly farmers' and general markets and sports centre with an indoor swimming pool.

The railway station offers regular services to the city of Brighton in the West and to Ashford where there are connecting services to London and Continental Europe.

#### Communal Entrance

Access via secure door with key fob. Reception area with friendly staff.

#### Living Room

13'2" x 12'11" (4.02 x 3.94)

Carpeted, double glazed windows to either of side double glazed patio doors to rear which lead onto the communal garden. Open plan access to:

#### Kitchen

8'11" x 8'1" (2.73 x 2.48)

Tiled flooring, range of matching wall and base units, built-in Zanussi oven, built-in Zanussi electric hob with cooker hood over and stainless steel splashback behind, stainless steel sink with side drainer, space and plumbing for washing machine, space for tall fridge/freezer.

#### Bedroom

12'11" x 11'11" (3.95 x 3.65)

Carpeted, double glazed window to rear overlooking the communal gardens, emergency cord, built-in wardrobe with shelving and hanging rail. Access to:

#### Wet Room

8'0" x 7'4" (2.46 x 2.24)

Tiled flooring, wash hand basin, low level WC, large disabled friendly shower, radiator, heated towel rail.

#### Area of Garden to Immediate Rear

Room for table & chairs along with pots surrounded by lawn.

#### Communal Facilities

On the ground floor there is a communal dining area where meals, snacks and drinks are available to order for a fee. To the first floor, accessible via one of three lifts, there is a further communal lounge with balcony offering sea views.

#### Communal Gardens

Primarily laid to lawn and landscaped with a range of flowerbeds and seating areas offering sea views.

#### Charges

Maintenance Charges: Approx £598.00 per month.

Ground Rent: Approx £1500 per year

Lease has 96 years left.

#### Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Any potential purchaser is subject to Sanctuary Housing criteria and approval.

Council Tax Band - B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(57-68) <b>D</b>		
(45-54) <b>E</b>		
(31-44) <b>F</b>		
(1-30) <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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(57-68) <b>D</b>		
(45-54) <b>E</b>		
(31-44) <b>F</b>		
(1-30) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

