

**RUSH
WITT &
WILSON**



5 SENLAC COURT

5 Senlac Court Calbec Hill, Battle, TN33 0JT
£265,000

Rush Witt & Wilson are proud to present to the market this well presented two bedroom purpose built apartment. The property is positioned in a highly desirable location, only a short walk directly to Battle High Street, with the benefit of being close to Battle mainline railway station. Whilst being so close to the centre of town, this property also benefits from breathtaking views over adjoining countryside, a real rare find. The block also benefits from providing off road parking for residents, a garage en-bloc and communal gardens, which also benefit from fantastic views. Internally this property has undergone significant improvement, with a recently updated kitchen and shower room. An internal viewing comes highly recommended to appreciate what excellent value this property offers.



Communal Entrance Hall

Stairs rise to the second floor, private double glazed upvc entrance door leading through to:

Entrance Hall

Radiator, carpet as laid, doors off to the following:

Cloakroom/WC

Opaque double glazed window to front, low level wc, wash hand basin with mixer tap, tiled splashback and cupboard set below, vinyl tiled flooring.

Kitchen

13'3 x 7'1 extending to 8'11 (4.04m x 2.16m extending to 2.72m)

Double glazed window to front, vinyl tiled flooring. range of matching wall and base units with work surfaces over, integrated Neff fan assisted oven, integrated Neff combination microwave, integrated Neff plate heaters, integrated Neff slimline dishwasher, Baxi combination boiler, integrated Neff fridge and freezer, integrated Neff induction hob with extractor set above, stainless steel inset one and a half bowl sink unit with mixer tap.

Living Room

15'5 x 16'8 (4.70m x 5.08m)

Large double glazed windows to rear enjoying incredible far reaching views, double glazed upvc pedestrian door leading out the BALCONY, radiator, feature fireplace, carpet as laid, door leading through to:

Inner Hallway

Large storage cupboard, carpet as laid, doors off to the following:

Bedroom One

11'5 x 12'2 (3.48m x 3.71m)

Double glazed window to rear enjoying far reaching views, radiator, carpet as laid, built in wardrobes with matching built in bedside tables, double glazed upvc pedestrian door leading out the BALCONY.

Bedroom Two

9'11 x 11'5 (3.02m x 3.48m)

Double glazed window to front, radiator, carpet as laid, built in wardrobe.

Shower Room

Double glazed opaque window to side, large double width shower enclosure with thermostatic Aqualisa shower controls, white gloss vanity unit with inset wash

hand basin with mixer tap, tiled walls, vinyl tiled flooring, radiator.

Outside

Residents Parking

Off road parking for the residents.

Garage En-Bloc

With up and over door.

Communal Gardens

Laid to lawn, a perfect area to sit and enjoy the view with several seating areas and a mixture of shrubs and hedges. To the right hand a brick built store perfect for tools etc.

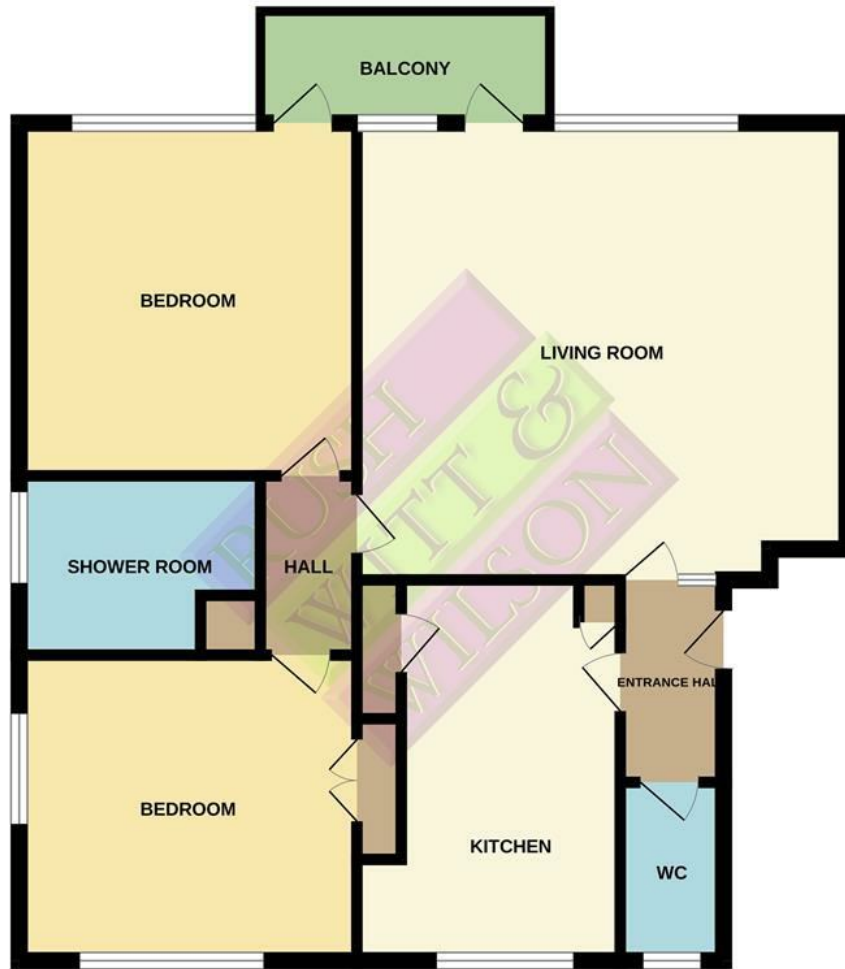
Agents Note

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.

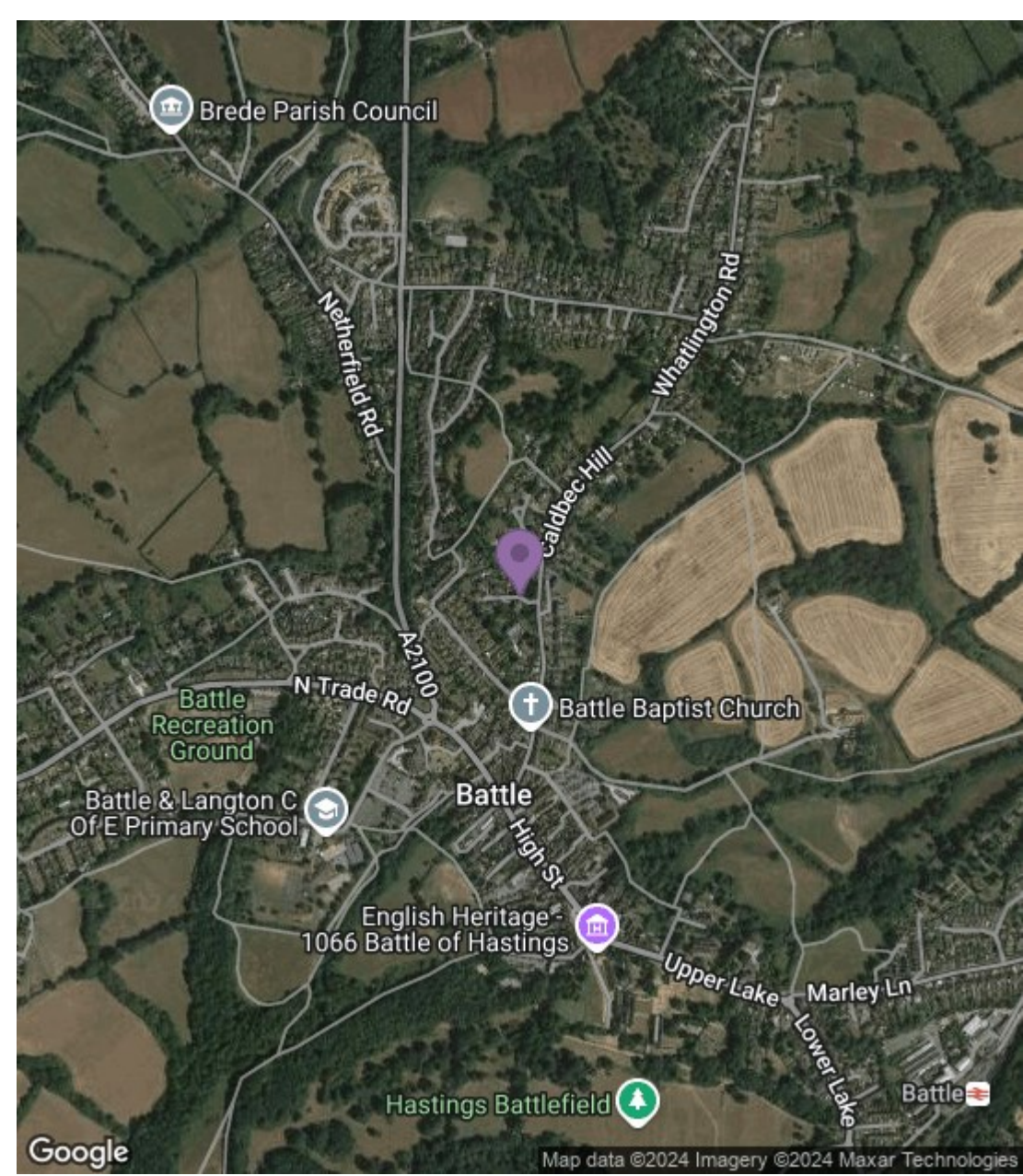


GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(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	

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