



FLAT 1, MULBERRY COURT WALNUT WALK, POLEGATE £175,000 LEASEHOLD

Accommodation: Ground Floor Apartment, Two Bedrooms, Lounge, Kitchen, Bathroom, Double Glazed Windows, Electric heating, Communal Gardens, Communal parking.

Nestled into the corner of Walnut Walk within easy reach of Polegate High Street shopping facilities, bus routes and mainline railway station for commuting this ground floor flat offers bright accommodation with windows to three elevations. If you are looking for a small purpose built block, conveniently located and surrounded by communal gardens then a viewing is essential call The Exchange Property Services today on 01323 489560.

Communal entrance, with entry phone:

GROUND FLOOR

Hallway

Built in cupboard, fitted double cupboard, laminate flooring:

Lounge

4.40m (14'5") x 3.02m (9'11")

Double glazed window to front, double glazed window to side, coved ceiling, dado rail, wall mounted electric heater:



Kitchen

2.77m (9'1") x 1.76m (5'9")

Fitted with a range of base and eye level units with under unit lighting & laminate worktop space over, space for cooker & fridge freezer, single bowl stainless steel inset sink with drainer, partly tiled walls, plumbing for washing machine, laminate flooring, coved ceiling:



Bedroom 1

3.68m (12'0") x 3.05m (10'0")

Double glazed window to rear, double glazed window to side, wall mounted electric heater:



Bedroom 2

3.45m (11'3") x 2.43m (7'11")

Double glazed window to front, wall mounted electric heater:



Bathroom

Double glazed window to rear, comprising panelled bath with mixer spray unit & wall mounted waterfall style shower, vanity unit with inset wash hand basin, low-level concealed cistern WC, wall mounted electric heater, partly tiled walls, laminate flooring:

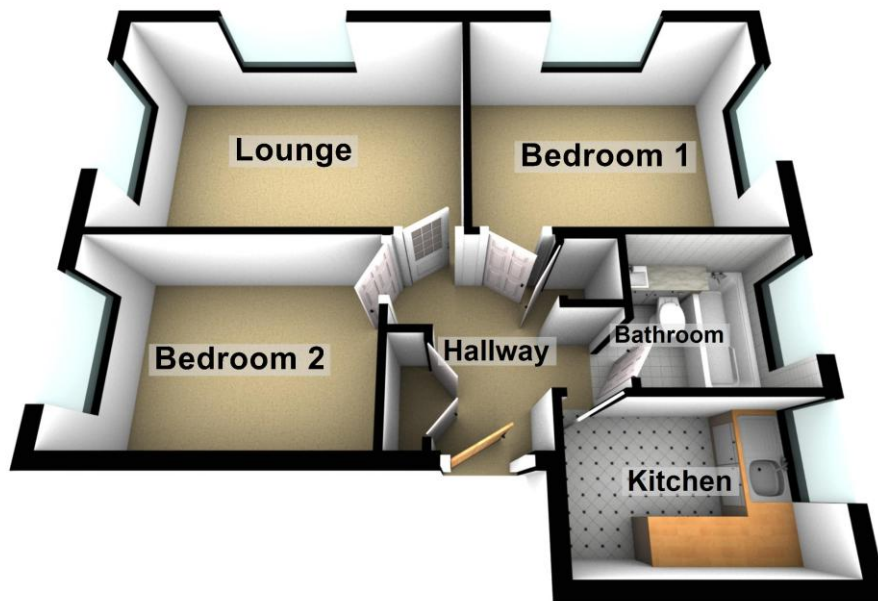


Outside

Communal Gardens, Communal Parking:

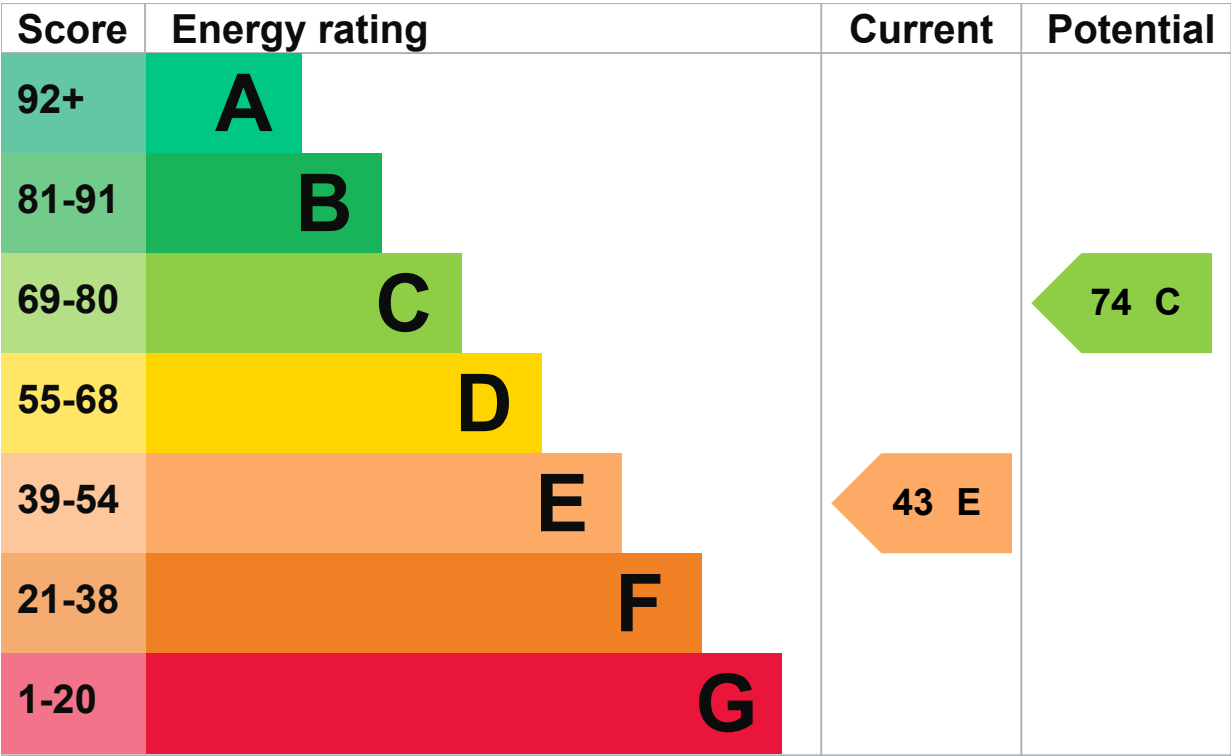


Ground Floor



Ground Floor





The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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