



# TOWN FLATS



☎ 01323 416600

Leasehold

## Guide Price

## £150,000 - £160,000



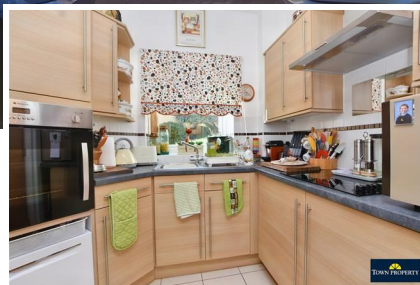
1 Bedroom



1 Reception



1 Bathroom



## 1 Martello Court, Jevington Gardens, Eastbourne, BN21 4SD

\*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*

Bright and spacious one bedroom retirement flat for the over 60's, rarely available with direct access on to a courtyard garden area. Martello Court was built by McCarthy Stone specifically as high quality retirement living, with a residents lounge, laundry room, secure area to store and charge mobility scooters and parking is also available subject to availability of a permit. The flat is beautifully presented, well thought out and requires no modernisation or updating at all with a neutral decoration, high quality fitted kitchen and modern shower room.



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## Main Features

- Retirement Flat
- Lower Ground Floor
- Double Bedroom
- Lounge
- Kitchen
- Shower Room/WC
- Communal Gardens
- Residents Lounge, Secure Mobility Scooter Storage & Charging Area & Laundry Room
- Optional Allocated Parking (Subject to Availability)

### Entrance Hallway

Flat located on lower ground floor with lift. Front door. Large storage cupboard.

### Lounge

22'8 x 10'4 (6.91m x 3.15m)

Space for dining area. Underfloor heating. Double glazed door to communal courtyard.

### Kitchen

8'6 x 6'4 (2.59m x 1.93m)

Wall and base units. Worktops. Sink. Electric hob. Extractor cooker hood. Eye level electric oven. Integral fridge and freezer. Space and plumbing for dishwasher.

### Double Bedroom

13'2 x 9'3 (4.01m x 2.82m)

Fitted mirrored wardrobes. Underfloor heating. Double glazed window to front aspect.

### Shower Room/WC

Wash hand basin and vanity unit. Shower cubicle. Low level WC. Heated towel rail. Extractor fan. Underfloor heating.

### Communal Areas

Secure door entry phone. Residents lounge. Secure mobility scooter storage and charging area. Laundry room.

### Parking

Parking is by allocated space, subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

### Agents Note:

Service Charge (Breakdown):-

- Cleaning of communal windows.
- Water rates for communal areas and apartments.
- Electricity, heating, lighting and power to communal areas.
- 24 hour emergency call system.
- Upkeep of gardens and grounds.
- Repairs and maintenance to the interior and exterior communal areas.
- Contingency fund including internal and external redecoration of communal areas.
- Buildings insurance.

The service charge does not cover external costs such as your council tax, electric or TV, but does include the cost of your house manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

EPC = C

Council Tax Band = B

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: £425 per annum**

**Maintenance: Approximately £3000 per annum**

**Lease: 114 years remaining. We have been advised of the lease term, we have not seen the lease**

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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 pleased 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 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 will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.