



TOWN FLATS



01323 416600

Leasehold

£79,950



1 Bedroom



1 Reception



1 Bathroom



37 Colonel Stevens Court, 10a Granville Road, Eastbourne, BN20 7HD

A one bedroom second floor apartment forming part of this popular retirement development . Built-by McCarthy and Stone the development is in the Lower Meads and offers a residents lounge, laundry room, communal gardens and residents parking facilities. The flat benefits from a double bedroom with built-in wardrobes, a spacious lounge, double glazing and night storage heating. The flat is being offered CHAIN FREE and an internal inspection comes highly recommended.

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Main Features

- Lower Meads Retirement Apartment
- 1 Bedroom
- Second Floor
- Lounge
- Fitted Kitchen
- Shower Room/WC
- Double Glazing
- Communal Lounge & Laundry Room
- Residents Parking
- CHAIN FREE

Entrance

Communal entrance with security entry phone system. Stair and lift to second floor private entrance door to -

Hallway

Night storage heater. Coved ceiling. Walk-in cupboard housing hot water cylinder.

Lounge

19'5 x 10'9 (5.92m x 3.28m)

Night storage heater. Wall lights. Coved ceiling. Double glazed window to front aspect.

Fitted Kitchen

8'6 x 7'7 (2.59m x 2.31m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in electric hob and extractor cooker hood. Eye level oven. Part tiled walls.

Bedroom

15'9 x 9'0 (4.80m x 2.74m)

Wall lights. Fitted wardrobe. Coved ceiling. Double glazed window to front aspect.

Shower Room/WC

Coloured suite comprising shower cubicle. Low level WC. Vanity unit with inset wash hand basin and cupboard below. Tiled walls. Heated towel rail. Wall mounted electric heater. Frosted double glazed window.

Other Details

Colonel Stevens Court benefits from a residents lounge & laundry room. Communal gardens and residents parking facilities.

Council Tax Band = C

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: £235.79 half yearly

Maintenance: £1518.95 half yearly

Lease: 125 years from 1995. 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.