TOWN FLATS

01323 416600

Leasehold

1 Bedroom | 1 Reception | 1 Bathroom

£115,000









4 Granville Court, Granville Road, Eastbourne, BN20 7EE

An extremely well presented one bedroom ground floor apartment forming part of this popular retirement block. Enviably situated in the Lower Meads the flat is being sold CHAIN FREE and benefits from a double bedroom with fitted bedroom furniture and night storage heating. The development is set in communal gardens with residents parking, laundry room and residents lounge. The development is on a bus route and an internal inspection comes highly recommended.

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Main Features

- Extremely Well Presented Lower Meads Retirement Apartment
- 1 Bedroom
- Ground Floor
- Lounge
- Fitted Kitchen
- Modern Shower Room/WC
- Double Glazing & Night Storage Heating
- Communal Gardens, Residents Lounge & Residents Laundry Room
- Residents Parking Facilties
- CHAIN FREE

Entrance
Communal entrance with security entry phone system. Ground floor private entrance door to -

Hallway
Night storage heater. Coved ceiling. Built-in cupboard housing water tank. Further walk-in cupboard with fixed shelving.

Lounge
12'4 x 9'6 (3.76m x 2.90m)
Night storage heater. Television point. Coved ceiling. Double glazed window. Opening to -

Fitted Kitchen
8'3 x 6'7 (2.51m x 2.01m)
Range of fitted wall and base units. Worktop with inset twin bowl sink with drainer and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Part tiled walls. Coved ceiling.

Bedroom
14'6 x 8'9 (4.42m x 2.67m)
Fitted range of wardrobes and overhead storage. Further double wardrobe. Double glazed window.

Modern Shower Room/WC
White suite comprising shower cubicle. Low level WC with concealed cistern. Wash hand basin with mixer tap and cupboard below. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

Other Details
Granville Court is set in pleasant lawned communal gardens. There is a residents lounge and laundry room.

Parking
There are residents parking facilities.

EPC = C

Council Tax Band = A

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: Awaiting confirmation
Maintenance: £774.75 per quarter
Lease: We have been advised that there will be a new 99 year lease upon completion

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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.