



**Gables Court St. Leonards Road, Eastbourne BN21 3QS**



**welcome to**

**Gables Court St. Leonards Road, Eastbourne**

A well presented one bedroom retirement apartment located on the second floor of this of this popular purpose built development, constructed by McCarthy & Stone. Benefiting from various communal facilities including residents lounge, laundry room, guest bedroom and communal parking.



### Communal Entrance

Door leading into communal entrance, entry phone system, lift access to the second floor.

### Entrance Hall

Door to the front aspect leading into entrance hall with entry phone and generous airing cupboard.

### Kitchen

7' 5" Max x 8' 6" Max ( 2.26m Max x 2.59m Max )

Recently installed modern kitchen comprising wall and base units with work surface over, sink and drainer, electric oven, electric hob with cooker hood over, double glazed window to the front aspect and door leading into:

### Living Room

23' 4" Max x 10' 6" Max ( 7.11m Max x 3.20m Max )

Double glazed window to the front aspect and storage radiator,

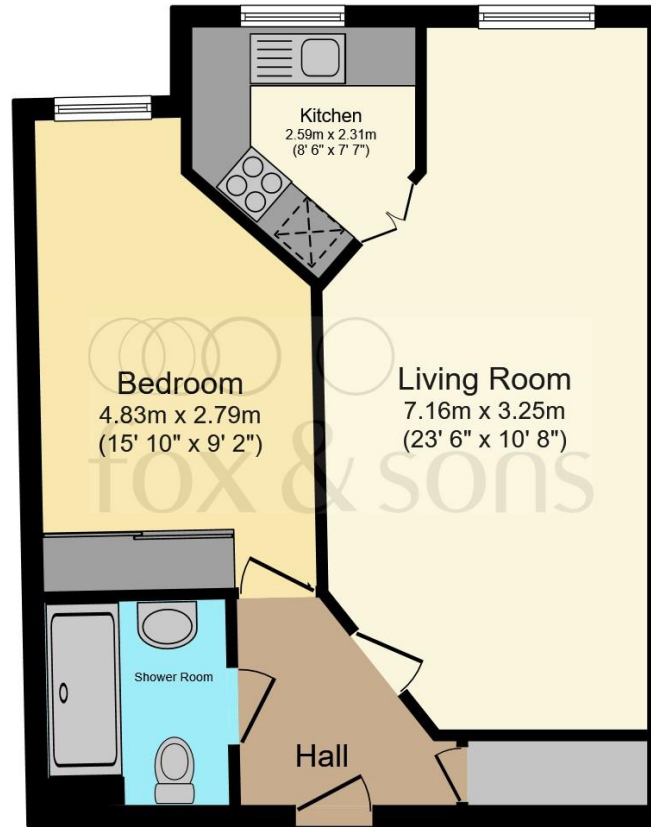
### Bedroom

15' 7" Max x 9' 2" Max ( 4.75m Max x 2.79m Max )

Double glazed window to the front aspect, built in wardrobes and storage radiator.

### Shower Room

Comprising double shower cubicle, vanity style wash hand basin, WC, extractor fan, shaver point and heated towel rail.



Total floor area 47.6 m<sup>2</sup> (513 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Gables Court St. Leonards Road, Eastbourne

- RETIREMENT APARTMENT
- \*\*\*GUIDE PRICE £75,000 - £85,000\*\*\*
- SECOND FLOOR WITH LIFT ACCESS
- OPEN PLAN LIVING
- SHOWER ROOM

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£75,000 - £85,000**



Please note the marker reflects the  
postcode not the actual property

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