



ESTATE AGENTS

**Flat 7 Avebury House, St. Helens Park
Road, Hastings, TN34 2EX**

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Tel: 01424 839111

Price £200,000

PCM Estate Agents re delighted to present to the market an opportunity to secure this TWO BEDROOM TOP FLOOR APARTMENT with a PRIVATE BALCONY and GARAGE situated in a nearby block. Located within easy reach of Hastings town centre and enjoying views over the picturesque Alexandra Park. Offered to the market CHAIN FREE and with a LENGTHY LEASE.

Accommodation comprises a lounge, KITCHEN-DINER, TWO BEDROOMS, bathroom and a BALCONY which provides the perfect space for bistro style table and chairs, ideal for enjoying a summer's evening.

Viewing comes recommended to fully appreciate all that this apartment has to offer, please contact the owners agents now to book your appointment and avoid disappointment.

COMMUNAL ENTRANCE

With stair and lift access to the top floor, private front door opening to:

SPACIOUS ENTRANCE HALL

Entry telephone system, loft hatch, built in storage cupboard providing additional hanging space with additional storage above, door to:

LOUNGE

13'3 x 12'5 (4.04m x 3.78m)

Radiator, serving hatch to kitchen-dining room, double glazed windows providing views over nearby rooftops and out toward Alexandra Park, double glazed UPVC door opening to:

BALCONY

Providing an ideal space for bistro style table and chairs to sit out and enjoy a summer's evening, overlooking nearby rooftops with views to Alexandra Park.

KITCHEN-DINING ROOM

12'7 x 10'5 (3.84m x 3.18m)

Comprising a range of eye and base level units, freestanding four ring gas oven with extractor above, washing machine (included), inset one and ½ bowl sink with mixer tap with built in under counter fridge and freezer, radiator, dual aspect with double glazed windows to the side and front aspects, providing stunning views over rooftops and out towards Alexandra Park.

BEDROOM

11'5 x 10'7 (3.48m x 3.23m)

Measurement is onto face of built in wardrobe. Radiator, built in wardrobe with hanging space and shelving above, double glazed window to rear aspect.

BEDROOM

11'6 x 9'6 (3.51m x 2.90m)

Radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with mixer tap and separate shower attachment, wc, wash hand basin, part tiled walls, radiator, built in storage cupboard housing the wall mounted gas boiler and having shelving for lined, further cupboard above, frosted double glazed window to side aspect.

GARAGE

Located in block with up and over door.

TENURE

We have been advised of the following by the vendor:

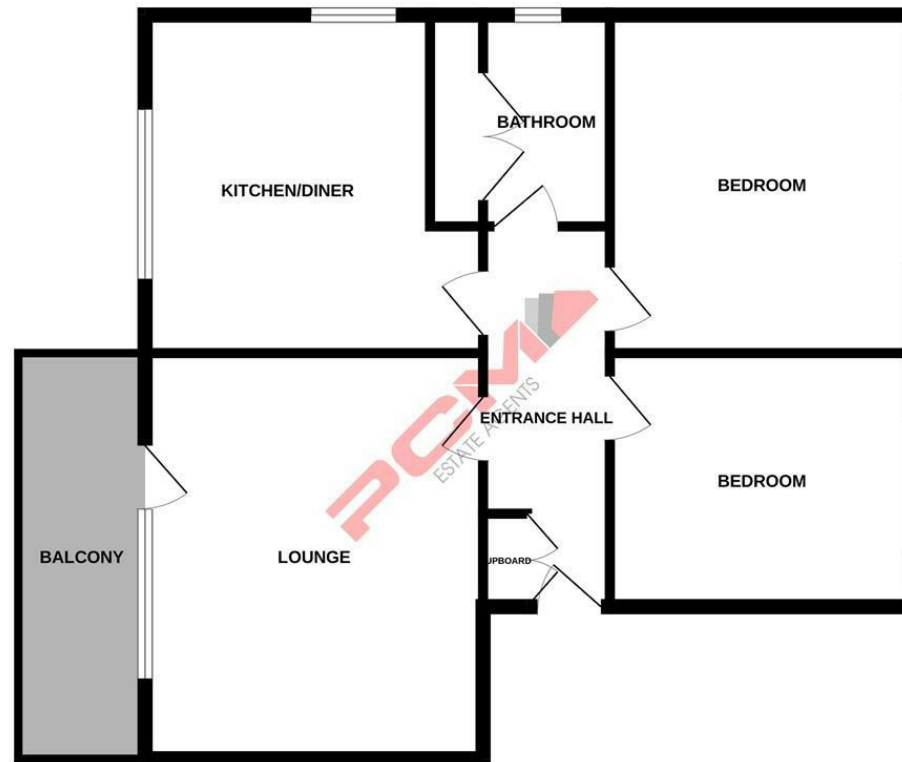
Lease: Approximately 953 years remaining.

Service Charge: Approximately £2507 per annum.

Ground Rent: Approximately £81.24 per annum



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		