



ESTATE AGENTS

**18 Kenrith Court, St. Helens Crescent, Hastings, TN34
2SQ**

Web: www.pcmestateagents.co.uk
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Offers In The Region Of £110,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT FIRST FLOOR MANAGED RETIREMENT APARTMENT catered only to the OVER 60's. Offered to the market CHAIN FREE with well-proportioned and well-presented accommodation comprising an entrance hall, LOUNGE-DINER with access onto a BALCONY having PLEASANT VIEWS over the front communal grounds, kitchen, GOOD SIZED BEDROOM with BUILT IN WARDROBES and a bathroom. The property also benefits from NEWLY INSTALLED ELECTRIC RADIATORS.

Located within easy reach of bus routes, close to Alexandra Park and the building offers facilities such as a communal residents lounge, laundry room and guest suite subject to any charges and booking.

Please call the owners agents now to book your viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to communal entrance hall with stair and lift access to first floor, private front door to:

ENTRANCE HALL

Newly carpeted, coving to ceiling, lifeline pull cord, door to large storage cupboard housing immersion heater and wall mounted consumer unit for the electrics, door to:

LOUNGE-DINING ROOM

17'5 x 9'9 (5.31m x 2.97m)

Coving to ceiling, wall lighting, electric radiator, television point, telephone point, lifeline pull cord, archway providing access to kitchen and double glazed sliding door providing access to:

BALCONY

Ample space for bistro style table and chairs with views over communal areas and grounds to the front of Kenrith Court.

KITCHEN

6'7 x 5'5 (2.01m x 1.65m)

Modern and built with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with fan assisted oven

below, inset drainer-sink unit with mixer tap, space for microwave, space for tall fridge freezer, part tiled walls and wood effect vinyl flooring.

BEDROOM

12'8 x 9'3 (3.86m x 2.82m)

Coving to ceiling, lifeline pull cord, electric radiator, wall lighting, built in wardrobe, double glazed window to front aspect with pleasant views over the communal grounds and gardens to the front.

BATHROOM

Panelled bath with mixer tap, electric shower over bath with glass shower screen, vanity enclosed wash hand basin with chrome mixer tap, ample storage and a concealed cistern low level wc, tiled walls, tile effect vinyl flooring, wall mounted mirror and a Dimplex wall mounted heater.

TENURE

We have been advised of the following:

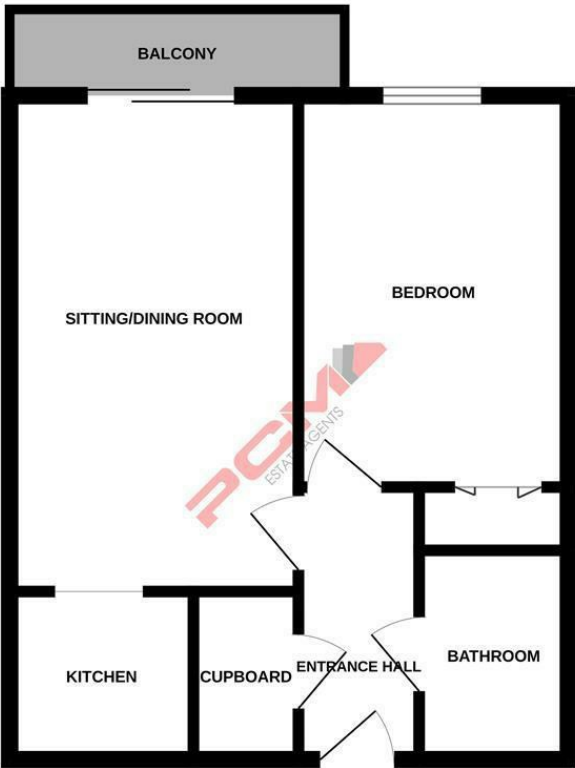
Lease: 999 years from 1.12.1985, approximately 959 years remaining.

Maintenance: TBC

Ground Rent: TBC



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.

