



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

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Offers In The Region Of £90,000**

PCM Estate Agents are delighted to present to the market an opportunity to secure this PURPOSE BUILT, ONE BEDROOMED APARTMENT catered for the OVER 60's.

Located on the SECOND FLOOR of this purpose built block, the apartment benefits from accommodation comprising entrance hall, LOUNGE-DINING ROOM, kitchen, bedroom and bathroom. COMMUNAL FACILITIES within the building include laundry room and a COMMUNAL LOUNGE/ ENTERTAINMENT ROOM. The apartment benefits from having electric heating, double glazing, views over the gardens & entrance, and is offered to the market CHAIN FREE.

Conveniently located directly opposite the picturesque Alexandra Park and with bus routes close by providing access to Hastings town centre with its comprehensive range of shopping, sporting, recreational facilities, mainline railway station, seafront and promenade.

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

#### **COMMUNAL FRONT DOOR**

Leading to communal entrance hall, stairs rising to the second floor, private front door to;

#### **ENTRANCE HALL**

Large storage cupboard housing consumer unit for the electrics and immersion heater, lifeline pull cord, coving to ceiling, door to;

#### **LOUNGE-DINING ROOM**

17'5" x 9'8" (5.31m x 2.95m)

Coving to ceiling, television and telephone point, electric storage radiator, archway through to kitchen, double glazed window to front aspect.

#### **KITCHEN**

6'8" x 5'6" (2.03m x 1.68m)

Fitted with a range of eye and base level cupboards and drawers with work surfaces over, electric hob with fitted cooker hood over and electric oven below, inset drainer-sink unit with mixer tap, space for tall fridge freezer, part tiled walls, extractor for ventilation.

#### **BEDROOM**

13'1" x 9'10" (3.99m x 3.00m)

Electric storage radiator, lifeline pull cord, coving to ceiling, built in wardrobe, double glazed window to front aspect.

#### **BATHROOM**

High panelled bath, electric shower over bath and glass shower screen, vanity enclosed wash hand basin, low level wc, part tiled walls, extractor for ventilation.

#### **TENURE**

We have been advised by the vendor of the following;

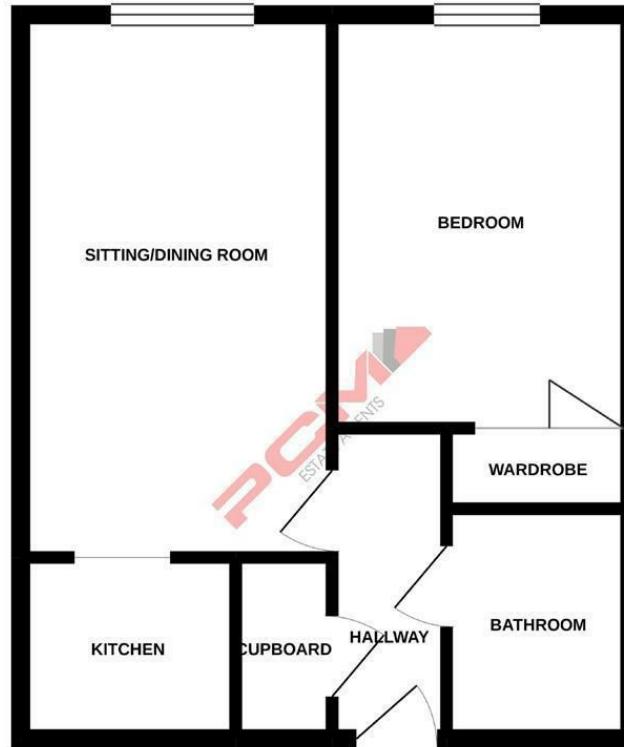
Lease: 999 years from 1984, approximately 958 years remaining.

Maintenance: £2069.22 per annum, including water bill.

Ground Rent: £308 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 fixtures and fittings 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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			