



PCMA
ESTATE AGENTS

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

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Price £189,950

PCM Estate Agents are delighted to present this RARELY AVAILABLE, WELL-PRESENTED, TWO BEDROOMED, PURPOSE BUILT MANAGED APARTMENT with views over the picturesque Alexandra Park.

Located on the SECOND FLOOR facing the park, this two bedroomed apartment offers well-appointed accommodation comprising LOUNGE/ DINING ROOM, MODERN KITCHEN, TWO GOOD SIZED BEDROOMS WITH FITTED WARDROBES and a bathroom having bath and electric shower over. The property has a BALCONY with pleasant park views, electric storage heaters and double glazed windows.

Allocated for the OVER 60's, this MANAGED APARTMENT building includes communal facilities including lounge and laundry. Bus routes are located close by as well as Alexandra Park.

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

COMMUNAL FRONT DOOR

Leading to communal entrance hall with stair and lift access to second floor, private front door into;

ENTRANCE HALL

Large storage cupboard having shelving, immersion heater and the consumer unit for the electrics, wall mounted entry phone system, storage radiator, coving to ceiling, wall mounted lifeline pull cord, door to;

LOUNGE-DINING ROOM

16'8" x 10'8" (5.08m x 3.25m)
Coving to ceiling, storage radiator, telephone point, television point, lifeline pull cord, archway through to kitchen, double glazed sliding patio doors to;

BALCONY

Having metal balustrade and ample space for bistro table and chairs, lovely view over the picturesque Alexandra Park.

KITCHEN

9'0" x 5'6" (2.74m x 1.68m)
Beautifully presented and modern comprising a range of eye and base level

units with worksurfaces over, two ring electric hob, integrated oven/ grill, integrated microwave, integrated fridge, stainless steel inset sink with mixer tap, part tiled walls, double glazed window to front aspect.

BEDROOM ONE

12'5" x 8'5" (3.78m x 2.57m)
Storage radiator, coving to ceiling, built in wardrobe, lifeline pull cord, double glazed window to side aspect.

BEDROOM TWO

11'0" x 7'4" (3.35m x 2.24m)
Coving to ceiling, electric radiator, built in wardrobe, double glazed window to side aspect.

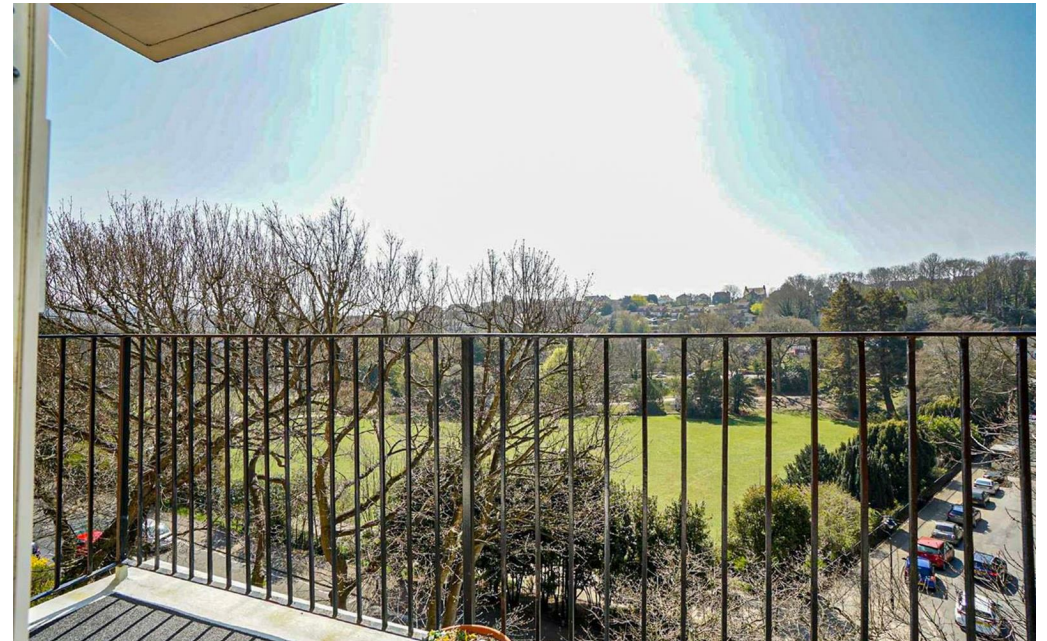
SHOWER ROOM

Modern suite comprising a walk in double shower with shower screen, wash hand basin set into vanity unit with storage below, dual flush wc, chrome ladder style radiator, tiled walls, extractor fan.

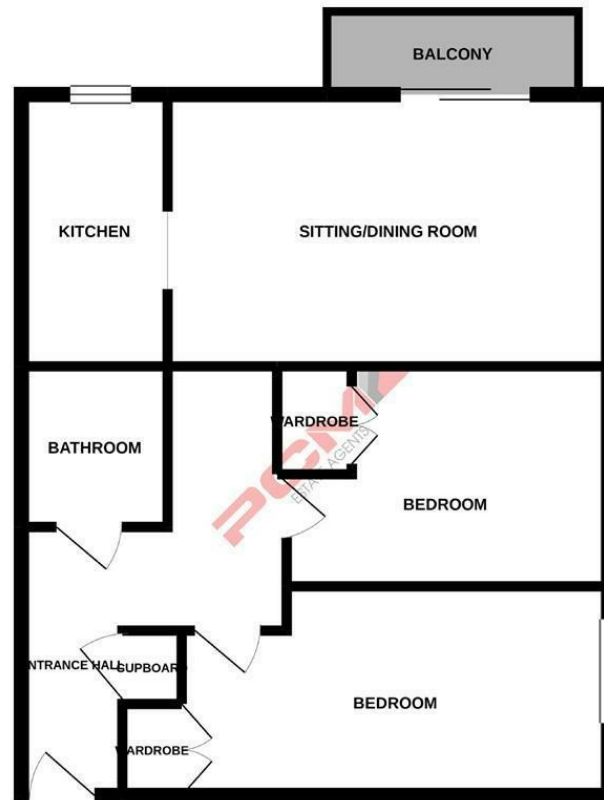
TENURE

We have been advised of the following by the vendor:
Lease: 999 years from 1994, approximately 968 years remaining.
Maintenance: Approximately £2369 per annum
Ground Rent: Approximately £420 per annum

Council Tax Band: B



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.
Made with Memmap ©2021.

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	

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.