



ESTATE AGENTS

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

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

Price £99,950

PCM Estate Agents are delighted to offer to market an opportunity to secure this ONE BEDROOMED THIRD/ TOP FLOOR MANAGED APARTMENT for the OVER 60's, located in this sought-after and PURPOSE BUILT building in the St Helens region within close proximity to the picturesque Alexandra Park.

The property offers SPACIOUS ACCOMMODATION throughout comprising an entrance hallway, LOUNGE-DINER with BALCONY, fitted kitchen, bedroom and a shower room. The property also benefits from use of the COMMUNAL FACILITIES such as a communal RESIDENTS LOUNGE, separate LAUNDRY ROOM and a guest suite (subject to charges).

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 sole agent now to book your immediate viewing to avoid disappointment.

COMMUNAL FRONT DOOR

Leading to:

COMMUNAL ENTRANCE HALL

Stair and lift access to the third floor (Top Floor), private front door to:

ENTRANCE HALL

Coving to ceiling, lifeline pull cord, access to large storage cupboard housing consumer unit for the electrics and ample storage space, doors opening to:

LOUNGE-DINER

17' x 9'7 (5.18m x 2.92m)

Coving to ceiling, lifeline pull cord, electric radiator, television point, door to kitchen, UPVC double glazed sliding door providing access to:

BALCONY

With far reaching views over Alexandra Park, space for bistro style table and chairs, metal safety balustrade.

KITCHEN

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

Tiled walls, wood effect vinyl flooring, coving to ceiling, fitted with a range of eye and base level cupboards and drawers with worksurfaces over, electric hob with oven below and extractor over, inset drainer-sink unit, space for under counter fridge, UPVC double glazed window to side aspect with lovely townscape views over Alexandra Park and towards the West Hill.

BEDROOM

12'8 x 9'2 (3.86m x 2.79m)

Coving to ceiling. lifeline pull cord, built in wardrobe, electric radiator, UPVC double glazed window to front aspect allowing for lovely views extending over Alexandra Park.

SHOWER ROOM

Walk in shower unit with electric shower, shower seat and hand rail, dual flush concealed cistern low level wc, vanity enclosed wash hand basin with mixer tap, partially aquaborded walls, part tiled walls, Dimplex wall mounted heater.

TENURE

We have been advised of the following by the vendor:

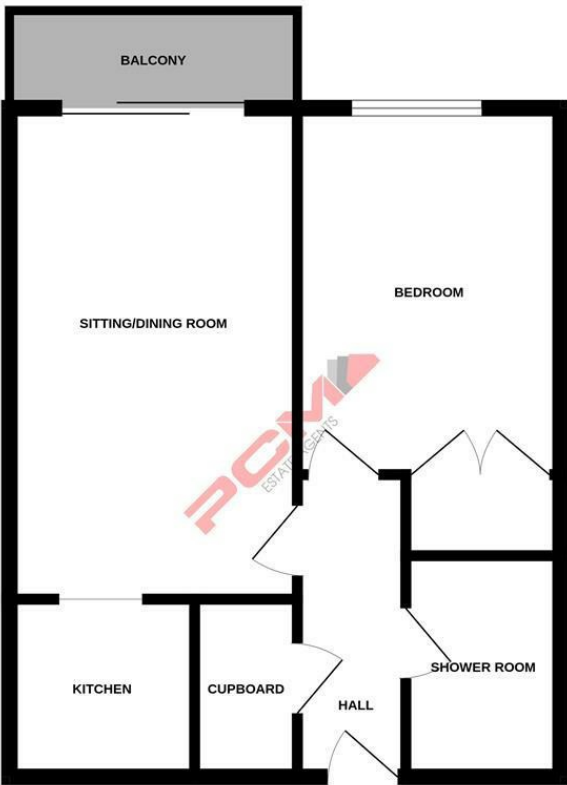
Lease: Approximately 959 years remaining

Ground Rent: £170 paid every 6 months.

Service Charge: £1,034.61 paid every 6 months.



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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