



MOLONEY COUNTRY PROPERTY



1 ABBEY COURT

BATTLE



1 ABBEY COURT BATTLE, EAST SUSSEX TN33 0TZ

A BEAUTIFULLY REFURBISHED GROUND FLOOR 1 BED OVER 55S RETIREMENT APARTMENT ONLY A SHORT DISTANCE FROM BATTLE HIGH STREET AND LOCAL AMENITIES, OFFERING SPACIOUS, LIGHT AND AIRY ACCOMMODATION INCLUDING A SITTING/DINING ROOM WITH ACCESS TO THE SHARED WALLED GARDEN TO THE REAR, CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES, STYLISH SHOWER ROOM AND BEDROOM WITH BUILT IN WARDROBES, ALONG WITH A COMMUNAL LAUNDRY AND DAILY ON-SITE STAFF.

ACCOMMODATION LIST: COMMUNAL ENTRANCE HALL, ENTRANCE HALL, SITTING/DINING ROOM, BEDROOM, SHOWER ROOM. SHARED REAR GARDEN, RESIDENTS PARKING AVAILABLE.



Door to communal entrance hall with Videx entry system, door to:

ENTRANCE HALL: Doors to all rooms. Airing cupboard housing hot water tank with slatted shelves, cloaks/storage cupboard with hanging rails & shelves Double opening part glazed doors to:

SITTING/DINING ROOM: UPVC double glazed doors out to the shared rear garden with horizontal blinds, windows to both sides. Fireplace inset with log effect electric fire, TV point, BT point. Coved ceiling. Electric radiator. Double opening part glazed doors to:

KITCHEN: UPVC double glazed window with vertical blind to the front. Fitted with contemporary range of base and wall units with coordinating laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Zanussi touch control hob with matching electric fan assisted oven below and AEG concealed extractor/light over. Metro tiled splashbacks. Integrated larder fridge, drawer pack, metal shelved corner cupboard, integrated freezer. Eye level cupboards above. Tiled floor. Coved ceiling. Vertical contemporary style grey radiator.

BEDROOM: UPVC double glazed window with vertical blind & tiled sill to the front. Electric radiator, coved ceiling. Three sliding mirror doored wardrobe cupboards with hanging rails and shelves.

PRICE GUIDE £ 165,000



SHOWER ROOM: UPVC obscure double glazed window to the rear. Fitted with contemporary style white suite comprising WC, hand basin set into white high gloss vanity unit with cupboards and drawers, matching wall mounted shelved storage unit. Double fully tiled walk-in shower cubicle with glass screen to side. Tiled walls & floor. Chrome ladder style towel rail.

OUTSIDE: There is residents parking to the front (subject to negotiation). Doors from the sitting room open to a shared walled garden to the rear with paved patio.

LEASEHOLD: 123 years remaining (June 1986 ~ 159 years)

SEVICE CHARGES: £820 per quarter (current)

ON SITE PARKING: £100 per annum (optional)

GROUND RENT: £195 per annum (payable quarterly)

SERVICES: Mains electricity, water and drainage are connected. Electric heating.

FLOOR AREA: 64 m² (689 ft²) Approx.

EPC RATING : 'D'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND: 'B'

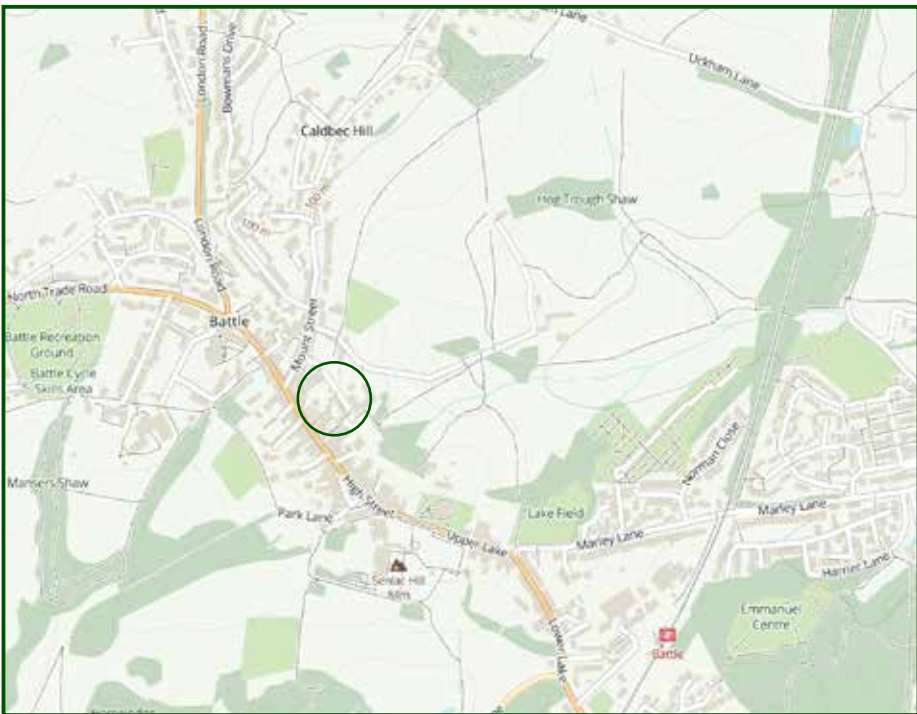
TRANSPORT LINKS: For the commuter Battle station provide services to London Bridge, Waterloo, Charing Cross, Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21)north or Sevenoaks.

DIRECTIONS: Travelling through Battle, turn into Mount St, turn right into the carpark, continue ahead, on entering St Martins Way, No 1 Abbey Court will be found immediately on the right, parking is around to the left.

What3Words (Location): ///resorting.recall.verdict

AGENTS NOTE: *In accordance with the Estate Agents (Provision of Information) Regulations 1991 and Estate Agency Act (1979). We declare as agents that an employee of the Company is a connected person and will benefit financially from the sale of this property.*

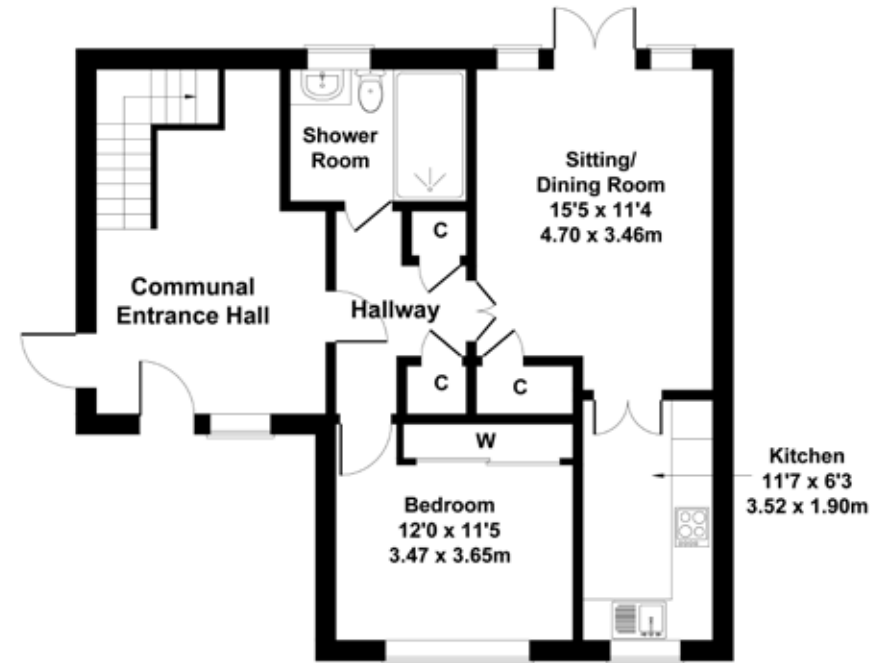
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

1 Abbey Court

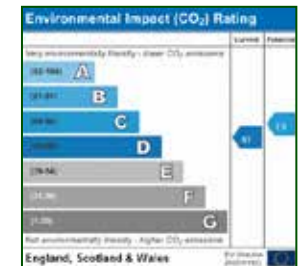
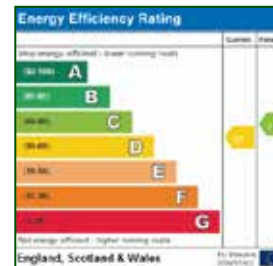
Approximate Gross Internal Area
689 sq ft - 64 sq m



GROUND FLOOR

Not to Scale.

For Illustrative Purposes Only.



MOLONEYCOUNTRYPROPERTY.COM

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