



36 Alexandra Court, St. Peters Close

Hove BN3 7RF

Asking Price Of £265,000

- TWO DOUBLE BEDROOMS
- SPACIOUS SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM
- COMMUNAL GARDENS
- UPVC DOUBLE GLAZED WINDOWS
- COMMUNAL LIVING ROOM
- UNALLOCATED PARKING

Whitlock and Heaps are delighted to offer to market this two bedroom apartment forming the top floor of this purpose built retirement block with a range of communal facilities and a house manager. The property is presented in excellent order throughout with a separate kitchen, I-shaped living/dining room and a spacious contemporary shower room. The property is neutrally decorated throughout and is being sold with no onward chain.

ENTRANCE HALL Fitted walk-in cupboard with hot water cylinder, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, electric hob and double oven with extractor over, appliance space, UPVC double glazed window, tiled splashback.

LIVING/DINING ROOM Electric fire with surround, radiator, UPVC double glazed window.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

SHOWER ROOM Comprising walk-in shower, pedestal wash-hand basin, low level w.c., bidet, part tiled walls, radiator.

OUTSIDE

COMMUNAL GARDENS Laid to lawn with flower borders and patio.

Unallocated parking.

Communal Facilities:

Living Room
Guest Room
Laundry Room

OUTGOINGS

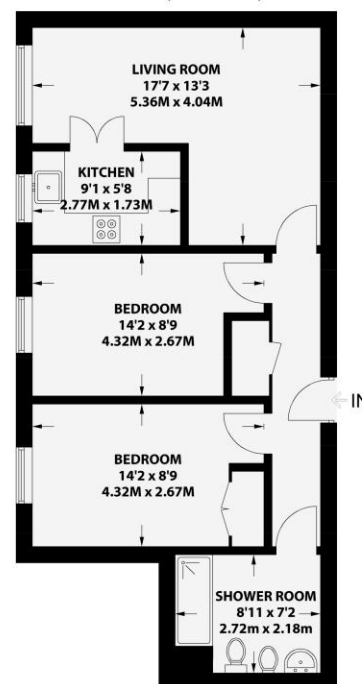
The lease date starts from July 2000 for 125 years.
Half yearly Ground Rent £192 from 1 Mar to 31 Aug
Half yearly service charges £2116.89 from 1 Mar to 31 Aug.

ALEXANDRA COURT

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
625.4 sq ft / 58.1 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
631.0 sq ft / 58.6 sq m



SECOND FLOOR
631 sq ft / 58.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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