

wh



14 Alexandra Court, St. Peters Close

Hove BN3 7RF

£250,000

- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- KITCHEN
- LIVING/DINING ROOM WITH DIRECT ACCESS ONTO
- UPVC DOUBLE GLAZED WINDOWS
- COMMUNAL LAUNDRY ROOM
- COMMUNAL LIVING ROOM, KITCHEN & GUEST ROOM
- COMMUNAL PARKING

Forming part of the ground floor of this purpose built retirement block offering spacious two double bedroom accommodation that is presented in good decorative order throughout with a modern shower room. The property also features a living/dining room with direct access onto the communal gardens.

The building benefits from a number of communal facilities including; gardens, parking, living room, guest room and laundry room. There is also a 24 hour emergency pull cord system within the flat and a house manager.

ENTRANCE HALL Walk-in cupboard housing hot water cylinder, heater.

KITCHEN Incorporating stainless steel sink unit with drainer, adjacent laminate work surface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring electric hob with extractor over, eye-level oven, space for fridge and plumbing for washing machine, UPVC double glazed window, tiled splashback.

LIVING ROOM Electric fire with surround, deep fitted cupboard, heater, UPVC double glazed door to communal gardens.

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

BEDROOM 2 UPVC double glazed window.

SHOWER ROOM Comprising walk-in shower, wash-hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled walls.

OUTSIDE COMMUNAL FACILITIES:

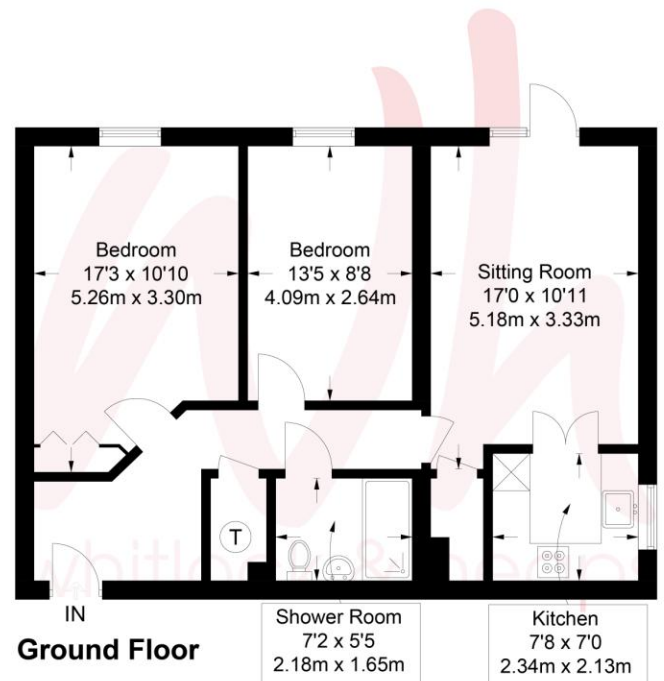
- Laundry Room
- Gardens
- Living Room
- Parking
- Guest Room

OUTGOINGS

LEASE 125 years from 01.07.2022

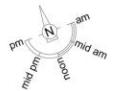
MAINTENANCE £1,934.22 (01.03.22 – 31.08.22)

GROUND RENT £192 (01.03.22 – 31.08.22)



Approximate Gross Internal Area = 744 sq ft / 69.1 sq m
Including Limited Use Area (5 sq ft / 0.5 sq m)

Illustration for identification purposes only,
measurements are approximate, not to scale. © Whitlock and Heaps 2022



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