



Flat 10 Weavers Court Ropetackle | | Shoreham-By-Sea  
BN14 5EQ



ESTATE AGENT



Flat 10 Weavers Court Ropetackle | | Shoreham-By-Sea | BN43 5ES

£199,950

- ROPETACKLE
- ONE BEDROOM APARTMENT
- PARKING
- 13'11 X 13'6 LIVING ROOM
- TOWN CENTRE LOCATION
- ON THE RIVER ADUR
- CALL NOW TO VIEW
- 01273 461144

## COMMUNAL ENTRANCE

Stairs rising to the Second Floor

## ENTRANCE HALL

Doors giving access to all rooms, storage cupboards.

## LIVING ROOM

13'11 13'6 (4.24m 4.11m)

Westerly aspect window with views, door to

## KITCHEN

12'8 x 6'11 (3.86m x 2.11m)

Range of wall and base level units, work surfaces over, inset hob, oven under, extractor over, inset sink unit, space for appliances Velux window, door to eaves storage.

## BEDROOM

14'6 x 13'8 (4.42m x 4.17m)

Westerly aspect window with views.

## BATHROOM

Matching white suite, panel enclosed bath with shower over, low level W.C, pedestal wash hand basin. Velux window.

## LEASEHOLD

MAINTENANCE CHARGES -  
£835.08 APROX PER ANNUM

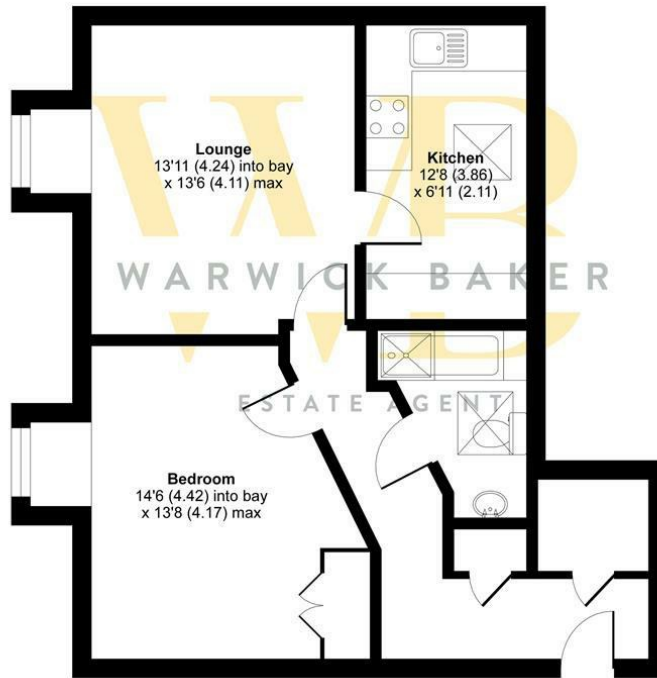
GROUND RENT -

LEASE LENGTH - 83 YEARS - 99  
YEARS FROM 1/8/2005



# Weavers Court, Ropetackle, Shoreham-by-Sea, BN43

Approximate Area = 587 sq ft / 54.5 sq m  
For identification only - Not to scale



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 718765



## Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>82</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC