



ESTATE AGENTS & VALUERS

61 Boundary Road
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- Retirement Flat
- Fantastic Location
- Communal Gardens
- The Property Does Require Modernisation
- Communal Lounge
- House Manager

Amber Court, Holland Road, Hove

Price: £100,000 Leasehold



Total Area: 47.0 m² ... 506 ft²

All measurements are approximate and for display purposes only.

One-bedroom mid-floor apartment in Amber Court, the block was constructed by McCarthy & Stone and comprises 49 properties arranged over six floors, each served by a lift.

The House Manager can be contacted from various points within each property in the case of an emergency.

For periods when the House Manager is off duty, a 24-hour emergency Careline response system is available. The property comprises an entrance hall, lounge, kitchen, one double bedroom and bathroom.

Overall, the property is in fair condition but may need updating throughout.

It is a condition of purchase that residents be over the age of 60 years, or, in the case of a couple, that one must be over 60 years and the other over 55 years.

The block itself benefits from communal facilities including a social room, patio garden and laundry room. A House manager is on site Monday through Friday, and pull cords for Careline are throughout.

Please contact us now to arrange your visit.

Lease - 95 Years
Service Charge £2,770.08 Per Annum
Ground rent £515.30 Per Annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC