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Flat 52, Gables Court St. Leonards Road, Upperton, Eastbourne, East Sussex, BN21 3QS

Price £82,000 Leasehold

An excellent opportunity to acquire this ONE BEDROOMED FOURTH (TOP) FLOOR RETIREMENT APARTMENT forming part of the popular Gables Court Development, located in the convenient Upperton area of Eastbourne. The accommodation is designed with independent living in mind and is served by the Lifeline pull cord system. The accommodation is accessible via a lift and stairs and comprises communal entrance hall, private entrance hall, lounge/diner, modern kitchen, bedroom and shower room. There communal on-site facilities including a laundry room, residents lounge, gardens and parking on a first come first served basis to the rear. The property is also noted to benefit from electric heating and double glazing.



Gables Court is conveniently located within the Upperton area being within close proximity to Eastbourne's town centre which is approximately half a mile distant offering comprehensive shopping facilities and a mainline railway station.

*** COMMUNAL ENTRANCE HALL * LIFT AND STAIRS TO ALL FLOORS * COMMUNAL FACILITIES * COMMUNAL GARDENS * RESIDENTS PARKING ON A FIRST COME FIRST SERVED BASIS * HALL * LOUNGE/DINER * MODERN KITCHEN * BEDROOM * SHOWER ROOM * ELECTRIC HEATING * DOUBLE GLAZED WINDOWS ***



The accommodation

Comprises:

Communal front door opening to:

Communal Entrance Hall

Passenger lift or stairs rising to:

Fourth (Top) Floor

Private front door opening to:

Hall

Entry phone, large storage cupboard housing water tank, lifeline pull cord.

Lounge/Diner

19'8 x 10'8 (5.99m x 3.25m)

Night storage electric heater, coving, double glazed windows, lifeline pull cord.

Modern Kitchen

7'6 x 7' (2.29m x 2.13m)

Range of wall and base units, electric hob with oven under, space for under counter fridge, double stainless steel sink unit with tiled splash back, double glazed window to rear, lifeline pull cord.

Bedroom

17'5 x 9'1 max (5.31m x 2.77m max)

Built-in wardrobes with mirrored doors, double glazed window to rear, coved ceiling, electric night storage heater, lifeline pull cord.

Shower Room

Large shower cubicle with handrail, fully tiled walls, low level wc, hand basin set into cabinet with mixer tap.

Communal Facilities

Include laundry room, residents lounge, guest bedroom (at an additional nightly charge).

Communal Gardens

Residents Parking

On a first come first served basis.

N.B

We have been informed by the vendor that there are 101 years remaining on the lease.

The annual ground rent is £688.00 and the annual service charge is £2,148.00.

(All details concerning the terms of the lease and outgoing are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'B' Eastbourne Borough Council - currently £1,794.93 (£1,346.20 for single person) until March 2024.

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

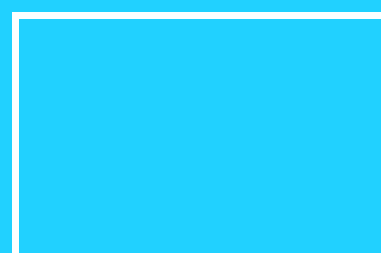
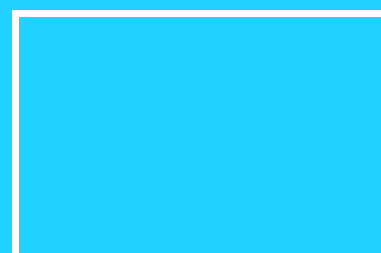
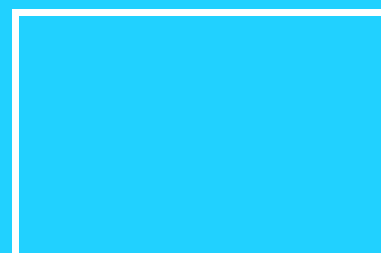
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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