

22 St Aidan's Court

2 Whitley Road, Eastbourne, East Sussex, BN22 8NW



PRICE: Offers in the Region Of £100,000 **Lease: 125 years from 2003**

Property Description:

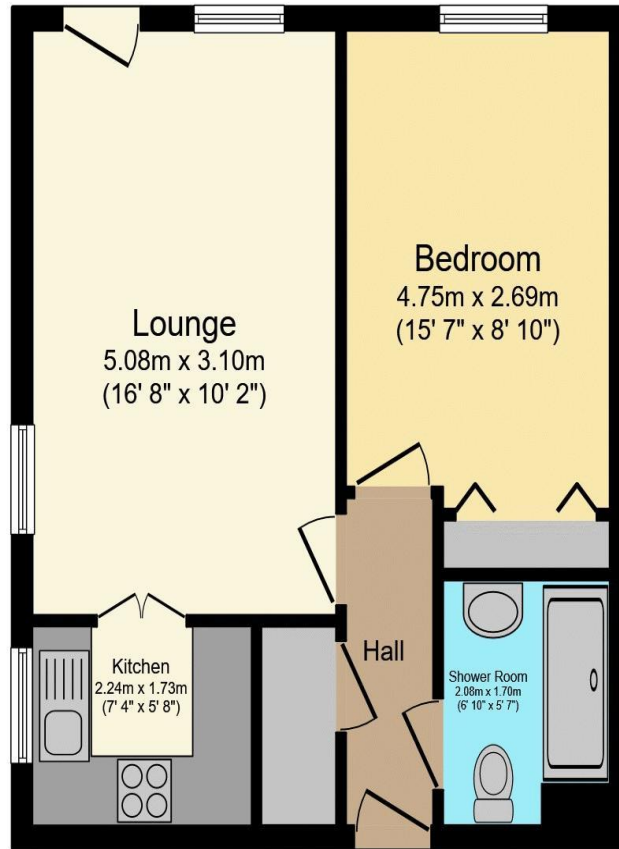
A ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT WITH JULIETTE BALCONY

St Aidan's Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 31 properties arranged over 3 floors each served by a lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and a bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge & Guest Suite
- 24 hour emergency Appello call system
- Development Manager
- Communal laundry
- Communal car park and gardens
- Lift to all floors
- Lease: 125 years from 2003
- Minimum Age 60



For more details or to make an appointment to view, please contact Millie & Carla



Total floor area 40.7 sq.m. (438 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		81	85
		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/2024

Annual Ground Rent:

£365.00

Ground Rent Period Review:

Next Uplift 2026

Annual Service Charge:

£3304.88

Council Tax Band:

C

Event Fees:

1% Transfer

1% Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.