

43 Amber Court

100-106 Holland Road, Hove, East Sussex, BN3 1LU



PRICE: £210,000

Lease: 125 years from 1995

Property Description:

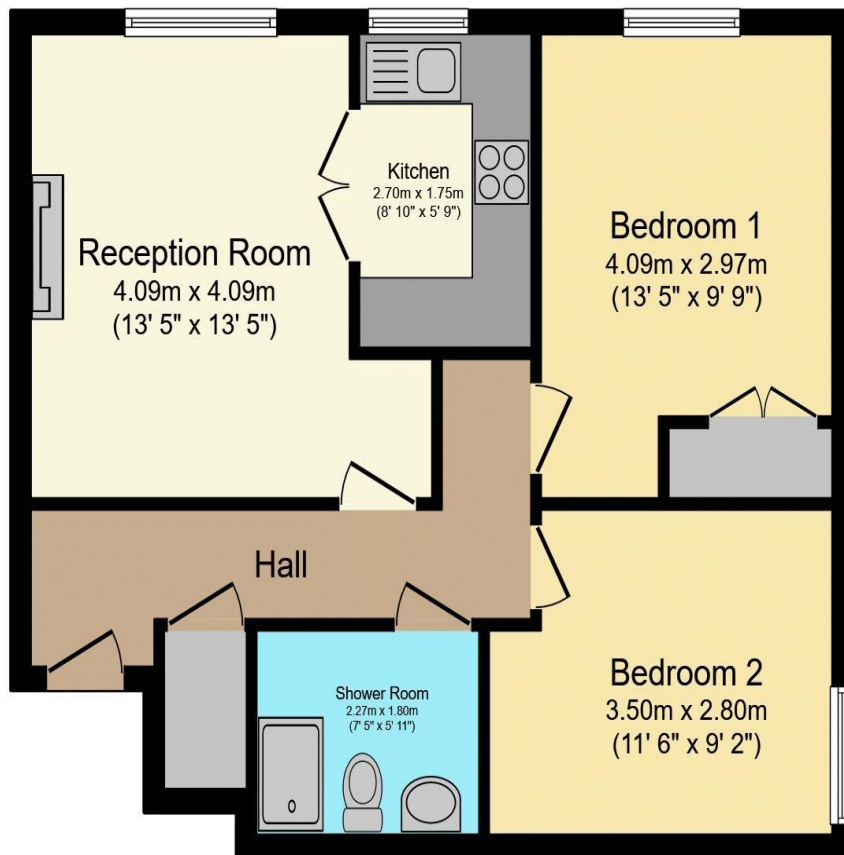
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FOURTH FLOOR

Amber Court is ideally situated in a great location within walking distance of Church and Western Roads offering a variety of shopping facilities, eateries and cafes. Bus services offers access into the City Centre. Amber Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 49 properties arranged over 6 floors each served by 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 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.

Development Features:

- Residents' lounge
- Minimum Age 60
- 24 hour emergency Appello call system
- Video door entry system (linked to owner T.V.)
- Communal Car Park
- Guest Suite
- Development Manager
- Communal Laundry and a lift to all floors
- Lease 125 years from 1995

Floorplan:



Total floor area 54.0 m² (582 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).
Powered by www.focalagent.com

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469



Rooms Description:

Interior Photos:

ACCOMMODATION

Front door leads to the

ENTRANCE HALL

Power point. Ceiling light point. Security door entry/intercom. Door to airing cupboard housing insulated hot water cylinder with fitted electric immersion heater and shelving. Intruder alarm.

LIVING ROOM

Electric Fire and Surround. Electric night storage and convector heater, power points, TV aerial point, telephone point, wall light points, emergency pull cord.

KITCHEN with window

Tiled and fitted with stainless steel sink unit, floor and wall cupboards and work tops. Electric fan oven with separate hob with overhead extractor hood, fan and light. Refrigerator/ freezer. Power points. Ceiling light. Wall mounted electric heater.

BEDROOM ONE

Double built in wardrobe with glass mirrored doors, hanging rail and shelf above. Illuminated light switch, electric night storage heater, power points, emergency pull cord, wall light points. Telephone point.

BEDROOM TWO

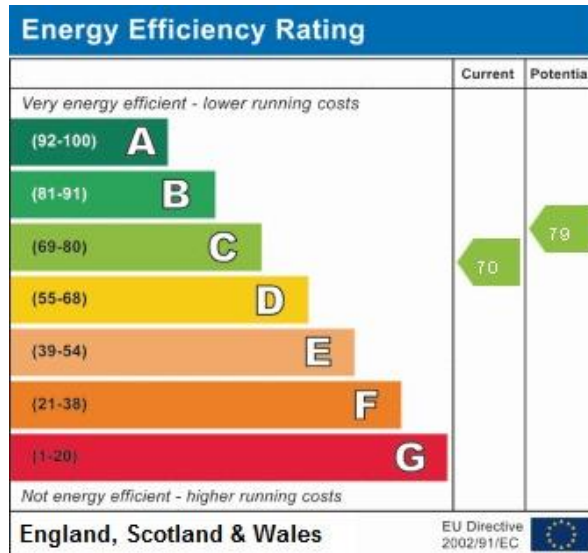
Illuminated light switch, electric night storage heater, power points, emergency pull cord, wall light points. Telephone point.

SHOWER ROOM

Tiled and fitted with suite comprising walk in shower with grab rail, seat and emergency pull cord. WC with low level flush. Vanity unit. Heated towel rail. Wall mounted electric heater, ceiling light, extractor fan.



Energy Performance Certificate:



For Financial Year Ending: 31/08/2024

Annual Ground Rent: **£580.89**

Ground Rent Period Review: **Next Uplift 2039**

Annual Service Charge: **£3,920.92**

Council Tax Band: **D**

Event Fees: **1% Transfer 1% Contingency**

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

Millie & Carla



01425 632291 **millie.carla@retirementhomesearch.co.uk**

Part Exchange - Interested in this property? Need to sell your own?

Please phone us on 01425 632312 or

Email us on assuredpartexchange@retirementhomesearch.co.uk

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.

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
T: 0333 321 4060 F: 0333 321 4065 E: enquiries@retirementhomesearch.co.uk

Retirement Homesearch Limited, Registered Office:
Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
Registered in England No. 3829469

