

31 St Mary's Court

Terrace Road, St Leonards-on-Sea, Sussex, TN37 6QL



ACCOMMODATION

- Bed Sitting Room
- Kitchen
- Bathroom

FOR SALE LEASEHOLD

- 99 years from 1988
- Peppercorn ground rent
- Service Charge: £156.71 p.c.m
- Age Covenant: 60+
- Energy Efficiency Rating: 73

FACILITIES

- Resident manager
- Emergency alarm service
- Resident's lounge
- Emergency alarm service
- Lift
- Guest facilities
- Door entry system
- Gardens
- Limited parking

Tel: 01488 668655
enquiries@fifty5plus.com
www.fifty5plus.com



Estate Manager
Tel: 01424 442037
(Viewing by appointment)



£45,000 leasehold

An attractive sixth floor studio flat in a popular retirement development close to shops



View towards 31 St Mary's Court



St Mary's Court



DESIGN

St Mary's Court is designed to provide independent living for those people who are looking to move to somewhere more convenient, either closer to shops, smaller accommodation or who spend time away on holiday.

There is a resident scheme manager, appointed by Retirement Lease Housing Association, to look after the day-to-day management of the development and to be on hand for advice and emergencies.

SERVICE COSTS

An annual service charge is payable to RLHA and this covers most of the usual household costs such as the insurance and upkeep of the buildings, maintenance of the gardens, the window cleaning and refuse collection, security and alarm systems .

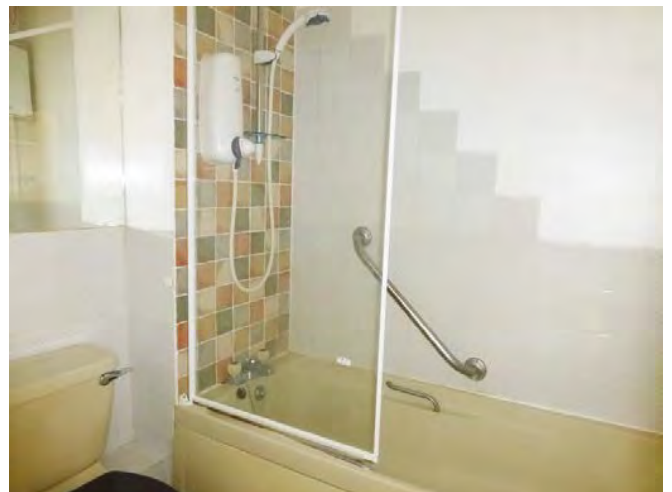
Residents are consulted annually with regard to all services and expenditure and living at St Mary's Court should result in lower annual household costs.

St Mary's Court





St Mary's Court





Warrior Square



Warrior Square



Warrior Square

St Mary's Court is situated off Terrace Road overlooking Warrior Square and within easy walking distance of local shops. Some of the properties on the higher floors have beautiful views towards the sea. There is limited parking to the north of the development.

Facilities: These include a resident scheme manager and emergency alarm service, residents' lounge, lift, guest facilities and door entry system.



Residents' lounge



Residents' kitchen



Residents' lounge

St Leonards is a seaside resort and now really part of Hastings, sharing a shingle and sand beach. There are leading supermarkets in the locality including M&S, Tesco, Sainsbury's and Morrisons. All essential services are within a few minutes and there are plenty of activities in the area including a theatre, bowling green, swimming pool, sports centre, cinema and bingo hall. There are many local clubs in the vicinity for the elderly including WRVS, a Seniors Forum and various local societies. The seafront is within walking distance as are local shops and the town centre. Warrior Square public gardens are easily accessible.

Tenure: Leasehold

General Information: St Mary's Court is managed by [Retirement Lease Housing Association](#) For further information contact the Head Office on 01252 356000

Sixth floor studio apartment with approximate room dimensions as follows: Entrance Hall. Bed-Sitting Room (18' max x 16'6" max) Kitchen (6'10" max x 7'3" max) Bathroom (6'3" max x 5'5" max)

St Mary's Court was completed in 1989 and overlooks Warrior Square Gardens with some of the apartments having magnificent views to the sea. Altogether there are 36 apartments on seven floors. St Leonards-on-Sea was laid out in fashionable Regency style in the early part of the 19th century and the town has some good shopping. There are many places to visit and see locally including the numerous museums and not least Battle Museum. Along the coast are excellent walks with Beachy Head one of the highest cliffs on the south coast.

St Leonards-on-Sea is set just to the west of Hastings and is about three miles from Bexhill-on-Sea and about 14 miles from Eastbourne further down the coast

Energy Performance Certificate

31, St. Marys Court
Terrace Road
ST. LEONARDS-ON-SEA
TN37 8QL

Dwelling type: Mid floor flat
Date of assessment: 7 June 2010
Date of certificate: 07-Jun-2010
Reference number: 0038-9051-6206-7760-7980
Type of assessment: RdSAP, existing dwelling
Total floor area: 32 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

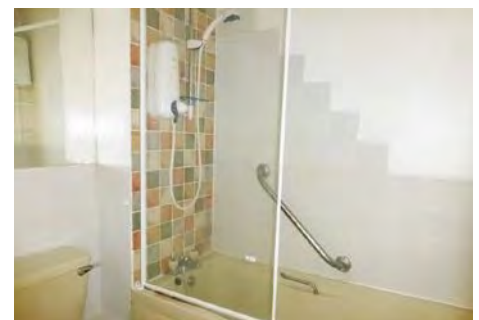
Energy Efficiency Rating	
Current	Potential
73	83

Environmental Impact (CO ₂) Rating	
Current	Potential
75	78

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	297 kWh/m ² per year	286 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£33 per year	£19 per year
Heating	£110 per year	£106 per year
Hot water	£182 per year	£96 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Service Charge £1,880.54 p.a. to 31st March 2014

Council Tax Banding – C

These particulars are intended to give a fair description of the property but neither fifty5plus.com, nor the vendor, accept responsibility for any error they may contain, however caused.

These particulars do not form, or form any part of, any offer or contract. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness.

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains, light fittings etc are specifically excluded but may be available by separate negotiation.

