

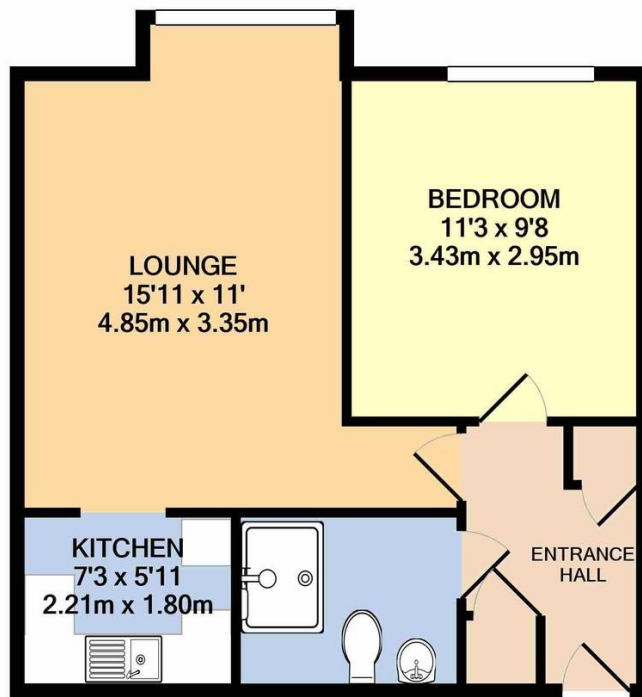


## St Catherines Court, Irvine Road, Littlehampton

£85,000



Glyn-Jones Estate Agent are delighted to offer for sale this immaculately presented ground floor retirement apartment. The accommodation comprises of an entrance hall with built in storage, one double bedroom, a south facing lounge/diner, a newly fitted kitchen (installed in 2020) and a shower room with newly fitted shower (installed in 2020). The property benefits from double glazing, a new electric fusebox and heating system (both installed in 2020) and has been recently re-decorated and had new carpets throughout (2020). St Catherines Court is an age restricted development whose occupiers must be aged 60 or over. Residents benefit from use of communal facilities including a resident's lounge, off road parking, laundry room and a communal gardens.



TOTAL APPROX. FLOOR AREA 437 SQ.FT. (40.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2020

Tenure: The property is leasehold with approximately 64 years remaining, however, there is a unique clause within the lease that states that leaseholders can extend the lease for an additional 99 years free of charge when it is in its' final year (there is still likely to be a solicitor fees though).  
 Maintenance: £198.49 pcm (including water rates)

We recommend you have this verified by your legal representative at your earliest convenience.



Littlehampton Office  
 01903 739000  
[www.glyn-jones.com](http://www.glyn-jones.com)

