



## 32 Amber Court Holland Road Hove, BN3 1LU Offers In The Region Of £110,000

A second floor one bedroom retirement flat in the heart of central Hove.

Amber Court is a purpose-built block for the over 60's in Holland Road is within easy access of the hustle and bustle of Church Road which offers an array of shops, café and restaurants. Hove seafront and lawns are a short walk away as is St Anns Well Gardens with its recreational facilities. Regular bus services from either Cromwell Road or Church Road provide access into Brighton city centre and beyond.

Accommodation comprises of a spacious living/dining room, kitchen, double bedroom and shower room/WC. The spacious entrance hall has a useful storage cupboard that leads through to a surprisingly spacious living/dining with windows on two sides and in turn double doors open into the kitchen also having a window. There is a double bedroom and shower room/WC. There are pretty communal gardens to the rear. A residents lounge is to be found on the ground floor which is wheel chair accessible and there are lifts to all floors. On the lower ground floor is the laundry room and guest facilities for hire. A visitor parking space is available as well as resident only parking spaces to the rear of the building.

- First Port are the Managing Agents
- Lease 125 years from 1/6/95
- Maintenance £3572 pa (approx)
- Ground rent £580.88 pa
- Council tax band D
- On each sale, the seller must pay 2% + VAT of the sale price to the Landlord – 1% transfer fee and 1% contingency fee
- A single occupier must be 60 or over
- Joint age limit: 55 or over
- Pets are generally allowed subject to landlords permission

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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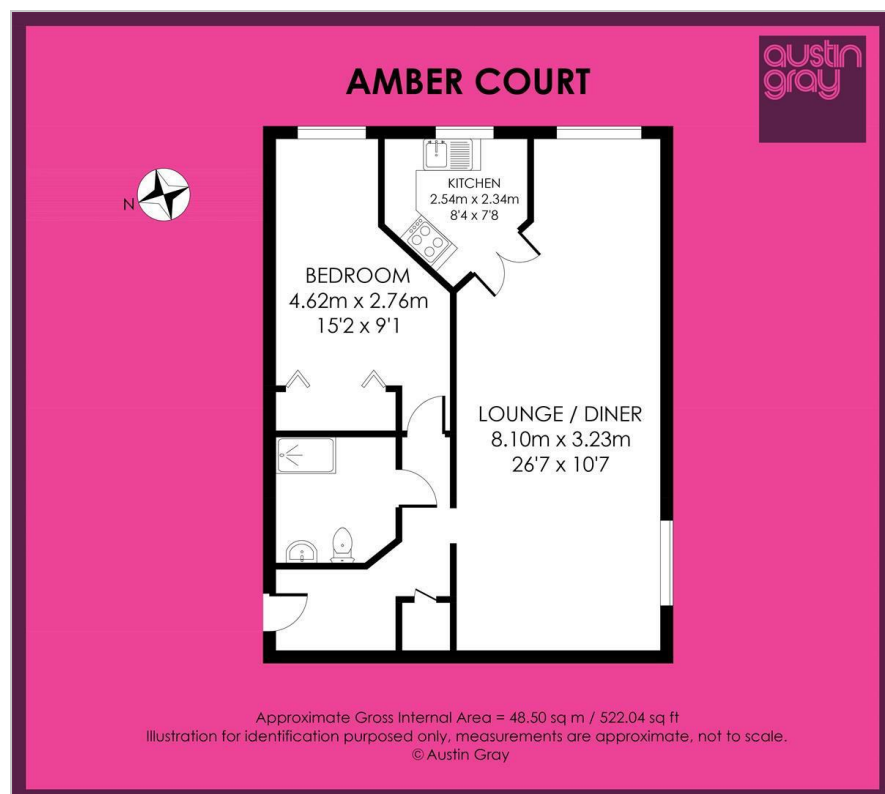
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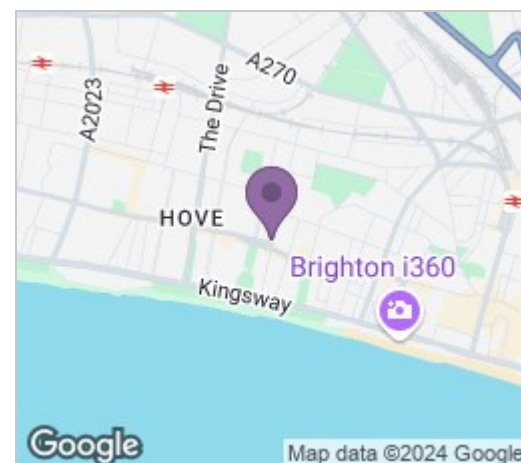
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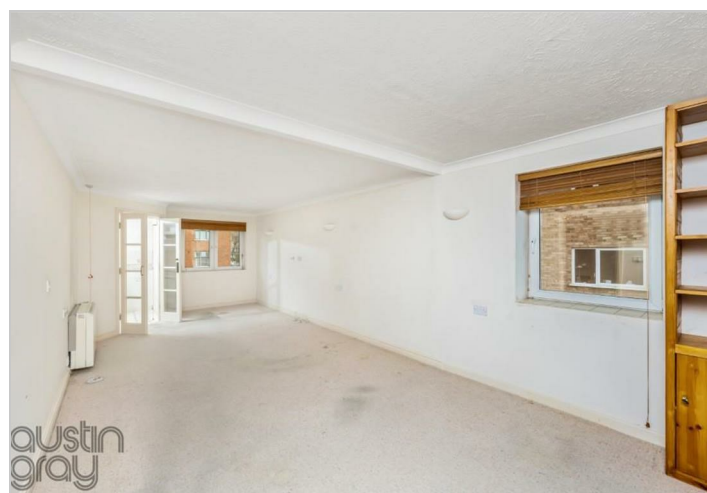
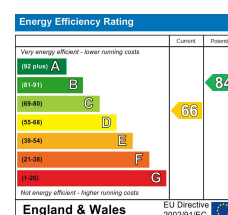
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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