



Flat 10 Weavers Court Ropetackle | | Shoreham-By-Sea

LDN12 5FC

WB
WARWICK BAKER
ESTATE AGENT

ESTATE AGENT



Flat 10 Weavers Court Ropetackle | | Shoreham-By-Sea | BN43 5ES

£199,950

- ROPETACKLE
- TOWN CENTRE LOCATION

- ONE BEDROOM APARTMENT
- ON THE RIVER ADUR

- PARKING
- CALL NOW TO VIEW

- 13'11 X 13'6 LIVING ROOM
- 01273 461144

COMMUNAL ENTRANCE

Stairs rising to the Second Floor

ENTRANCE HALL

Doors giving access to all rooms, storage cupboards.

LIVING ROOM

13'11 13'6 (4.24m 4.11m)

Westerly aspect window with views, door to

KITCHEN

12'8 x 6'11 (3.86m x 2.11m)

Range of wall and base level units, work surfaces over, inset hob, oven under, extractor over, inset sink unit, space for appliances Velux window, door to eaves storage.

BEDROOM

14'6 x 13'8 (4.42m x 4.17m)

Westerly aspect window with views.

BATHROOM

Matching white suite, panel enclosed bath with shower over, low level W.C, pedestal wash hand basin. Velux window.

LEASEHOLD

MAINTENANCE CHARGES -
£835.08 APROX PER ANNUM

GROUND RENT -

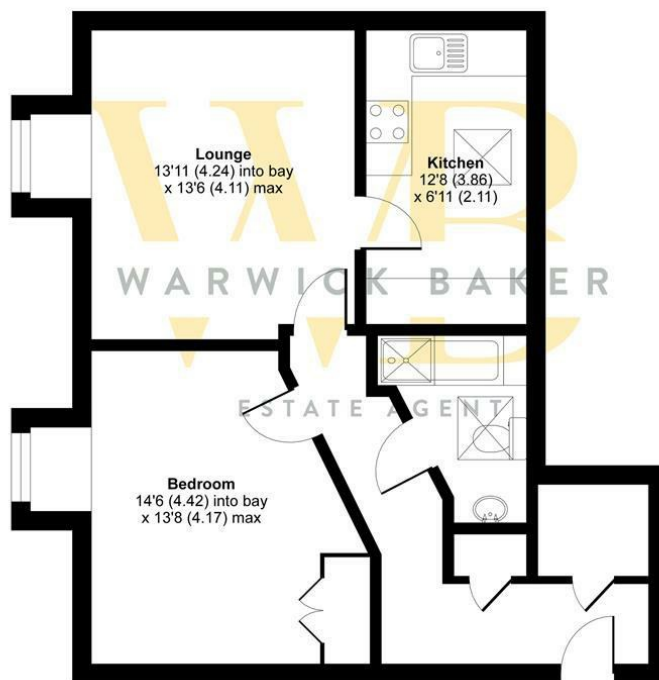
LEASE LENGTH - 83 YEARS - 99
YEARS FROM 1/8/2005



Weavers Court, Ropetackle, Shoreham-by-Sea, BN43

Approximate Area = 587 sq ft / 54.5 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 718765



Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

* All measurements are approximate

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	