



£285,000 share of freehold

Flat 10 Priory Court, Mountfield Road, Lewes, East Sussex, BN7 2UX

**MANSELL
McTAGGART**
Trusted since 1947

The property...

This modern spacious two bedroom apartment is situated on the first floor of this popular centrally located 1960's development. The apartment offers bright and sunny accommodation with a balcony off the lounge with views over the communal gardens. The property is within easy reach of Lewes Mainline Railway Station, historic High Street, Grange Gardens and the Priory Ruins

Communal Entrance Hall- Stairs to all floors

Entrance Hall- Front door, fitted cupboard and doors to principal rooms.

Sitting Room- A bright westerly facing room with dual aspect double glazed windows and door opening onto-

Balcony- Views over the communal gardens.

Kitchen/Breakfast Room- Modern fitted kitchen finished in a beech wood design and comprising of a range of cupboards and drawers. The kitchen is complimented by dark grey work surfaces and a tiled splashback with space for appliances. Far reaching views over the townscape to the East.

Bedroom 1- A generously sized double bedroom with elevated views over the garden.

Bedroom 2- Another double bedroom with fitted wardrobe and views over the townscape.

Bathroom- Modern suite comprising a panel enclosed bath with shower over and glass screen door. WC and wash hand basin all complimented by timeless white tiles walls. Window to the side and linen cupboard.





Outside and Location...

Communal gardens- Lawned communal gardens to the south and west of the property with tree lined west boundary.

Communal parking- Limited and on a first come first served basis.

Tenure - Share of Freehold

Lease- apx 940 years remaining

Maintenance- apx £2,220 p.a.

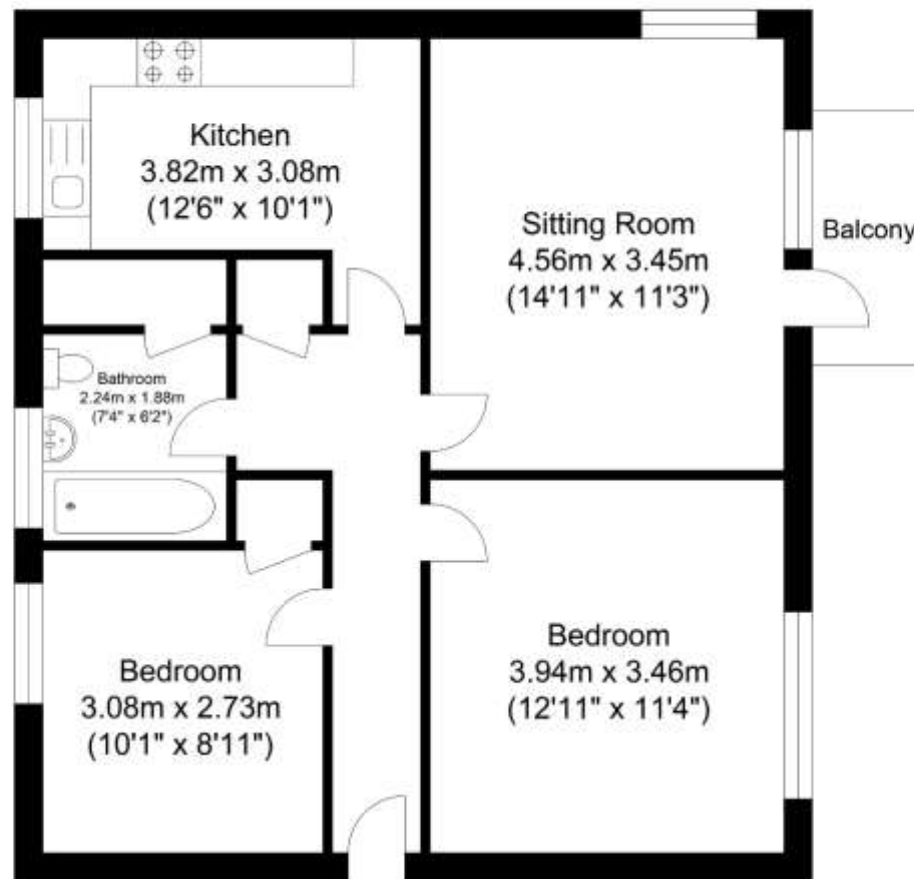
EPC rating - C

Council tax band - B

Priory Court is a popular 1960's purpose built development situated in Lewes town centre, being close to the Mainline Railway Station and historic High Street. The Dept Cinema and scenic walks through Grange Gardens and The Priory Ruins are both within easy walking distance.

For further enquiries or to arrange a viewing, please contact the office on 01273 407929





Approximate Floor Area
724.62 sq ft
(67.32 sq m)

Approximate Gross Internal Area = 67.32 sq m / 724.62 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

call: 01273 407929
email: lewes@mansellmctaggart.co.uk
web: mansellmctaggart.co.uk

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book to view before embarking on any journey to see a property, and check its availability.

**MANSELL
McTAGGART**
Trusted since 1947