



2 Rowland House, Winston Close, IP11 2FA

£110,000 LEASEHOLD

A beautifully presented and fully modernised ground floor retirement apartment in the popular Rowland House development available for the over 55s.

The property was originally constructed with two bedrooms but is now a spacious one bedroom apartment with an archway opening into a large dressing room. Additional benefits include a modern kitchen and shower room both with electric underfloor heating, an extended lease and replacement solid wood fireproof doors throughout.

The accommodation in brief comprises entrance hall with large storage cupboard, bedroom and dressing room, shower room, lounge with bay window and a modern kitchen.

Rowland House benefits from a scheme manager, residents lounge, laundry room, car parking area and service lift to all floors. Rowland House is also situated in a quiet cul-de-sac in Winston Close within close proximity to a major supermarket, doctor's surgery and a pharmacy, with links to the A14 also nearby.

A viewing is highly recommended to appreciate the modern accommodation on offer.

COMMUNAL ENTRANCE DOOR

Opening into :-

COMMUNAL HALLWAY

Apartment two is located on the ground floor, there are stairs and lift access to the two upper floors. Entrance door opening into :-

ENTRANCE HALL

Secure phone entry system, oil filled electric radiator, storage cupboard with Ariston electric water heater.

LOUNGE 13' 5" x 10' 7" (4.09m x 3.23m)

Emergency pull cord, TV point, Smeg electric feature fire, oil filled electric radiator, box bay window to the side aspect, opening into :-

KITCHEN 10' 5" x 5' 7" (3.18m x 1.7m)

Modern refitted kitchen comprising laminate fitted worktop with a tiled splashback, high white gloss storage units above and high gloss grey storage units and drawers below, a composite sink unit with hose style mixer tap and single drainer, space and plumbing available for a washing machine, integrated appliances such as dishwasher, fridge, Neff slide and hide electric oven with a four ring Neff hob and extractor above, tiled flooring with electric underfloor heating, window to the side aspect.

BEDROOM 15' 2" x 10' 3" (4.62m x 3.12m)

Formerly two separate bedrooms, two windows to the front aspect, oil filled electric radiator, wall lined fitted wardrobes, fitted chest of drawers, and a further built in double wardrobe.

SHOWER ROOM 6' 6" x 5' (1.98m x 1.52m)

Modern re-fitted suite comprising WC with hidden cistern, vanity hand wash basin with mixer tap and storage cupboard underneath, double width walk in shower with electric shower over and fitted shower screen, fully tiled walls, tiled flooring with electric underfloor heating, heated towel rail, emergency pull cords, moisture extractor.

FACILITIES

Rowland House has a communal car park for residents parking, communal gardens to the front and back of the building, internally there is a communal lounge with a kitchenette and a toilet, there is also a laundry room and a guest room available.

TENURE

Leasehold - The current owners have extended the lease which has approximately 164 years remaining.

SERVICE CHARGE & GROUND RENT

We understand from the current owners that the current service charge and ground rent is £221.05 per month.

COUNCIL TAX

Band 'A'

Ground Floor

Approx. 49.0 sq. metres (526.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

