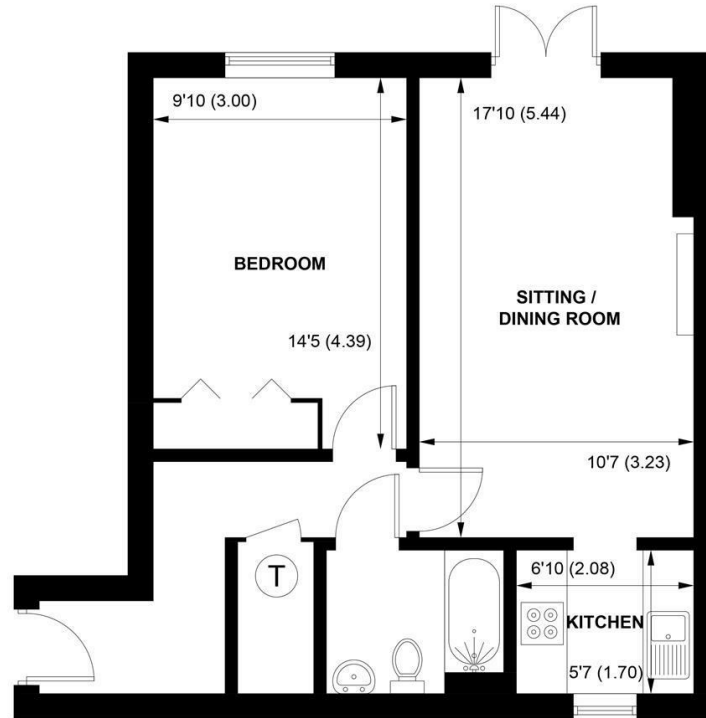


SW

Sims Millipon



22 THE MALTINGS, HENTY GARDENS, CHICHESTER, WEST SUSSEX, PO19 3DW



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 522 SQ FT / 48.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©
Produced for Sims Williams

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£125,000 Leasehold

22 THE MALTINGS, HENTY GARDENS,
CHICHESTER,
WEST SUSSEX, PO19 3DW

- Ground Floor Apartment
- Favoured Retirement Complex
- Sitting/Dining Room
- Modern Fitted Kitchen
- Double Bedroom With Wardrobe
- Bathroom
- Communal Sitting Room
- Access To Communal Gardens
- Easy Distance To City Centre

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = C

A well-presented ground floor apartment, located within this highly regarded retirement development, perfectly situated for easy access to Chichester city centre and its many amenities.

The light and airy accommodation comprises personal entrance door leading to hallway, with generous storage cupboard.

The sitting/dining room has an electric fireplace and access onto the communal gardens via French doors.

The kitchen is fitted with a range of modern units, with electric oven and hob with extractor over, built-in microwave and under-counter larder fridge.

The spacious double bedroom has a built-in wardrobe and the bathroom is fitted with a white suite consisting of bath with shower over, wash basin and WC.

The property is subject to a 99 year lease from September 1986, with 59 years remaining. Service charge as of 2024 is approximately £2,750.00 pa and Ground rent is £200.00 pa.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

