





Property Description

A beautiful, refurbished ground floor retirement apartment situated in the popular development of Rose Court, recently refurbished to a high specification, having re-fitted kitchen with Granite work surfaces and appliances, shower room, lounge and double bedroom. In addition, there is a communal lounge, gardens and parking, warden on site. NO CHAIN

Approach

Via front door into entrance hallway.

Entrance Hallway

With built in storage cupboard, door through to:

Lounge

17' 6" max x 10' 6" (5.33m max x 3.20m)

Feature fireplace, patio doors to the front leading to small patio area, wall light points.

Kitchen

7' 4" x 5' 5" maximum (2.24m x 1.65m maximum)

Recently fitted with a range of base and wall mounted units with deep pan drawer units, Granite work surfaces, stainless steel sink and drainer unit with mixer tap, four ring electric hob with cooker hood above, electric oven and grill, microwave, integrated under counter fridge with small freezer compartment.

Bedroom

14' 2" x 8' 8" max (4.32m x 2.64m max)

Window to the front, built in wardrobe providing hanging and shelving space, emergency pull cord.

Shower Room

Recently refitted with a walk-in shower cubicle, wash hand basin fitted into vanity unit, low level WC.

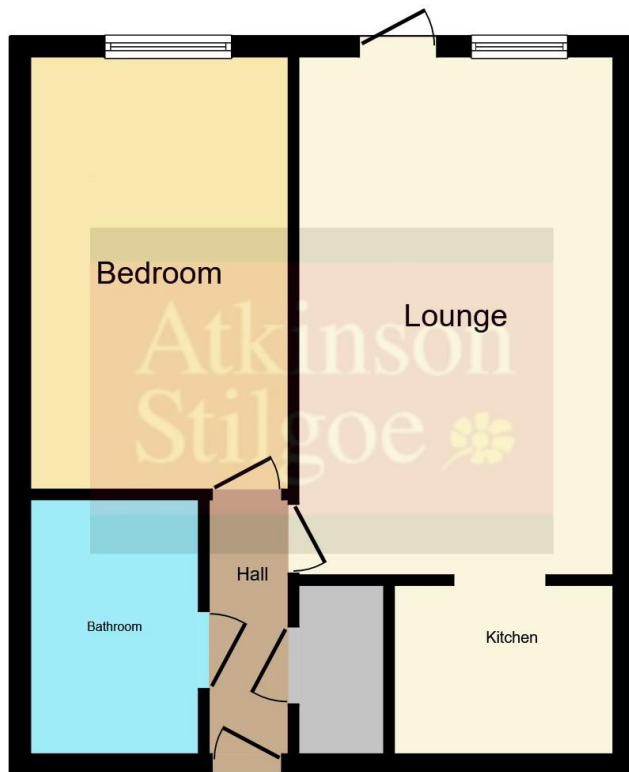
Communal Areas

Includes kitchen area, laundry with seating and TV, doors leading out to lovely communal gardens, guest suite available for visitors at a discounted price of £20 for a single room and £25 for a double.

Communal Gardens

To the front of the property there are gardens with walkway through to large communal gardens, laid mainly to lawn, trees, shrubs and borders. Seating area to the front and rear of Rose Court, there is plenty of communal parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Atkinson Stilgoe on

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EPC Rating: B

view this property online atkinsonstilgoe.co.uk/Property/BAL106061

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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