





A beautifully bright and spacious top floor two bedroom apartment for the over 55's, quietly positioned to the rear of the development overlooking the communal garden area. Located adjacent to Clarence Park with the City centre and station nearby. The property also comes with parking, a lift to all floors and Live-in resident manager. The property is also being offered for sale chain free.

Entrance Hall

Access to loft space. Electric storage heater. Entry phone system. Emergency pull cord. Airing cupboard. Consumer unit. Doors to:-

Living Room

Dual aspect double glazed windows. Electric storage heater. Emergency pull cord. Door to:-

Kitchen

Double glazed window to side. A modern refitted kitchen with a range of wall and base mounted units with work surface and up stands. Inset stainless steel sink unit with mixer tap. Plumbing for washing machine. Space for under counter fridge and freezer. Integrated Zanussi electric oven and induction hob. Wood effect vinyl flooring. Emergency pull cord.

Bedroom One

Double glazed window to front. Electric heater. Emergency pull cord.

Bedroom Two

Double glazed window to front. Electric heater. Emergency pull cord.

Bathroom

A refitted modern shower room with walk in glazed double shower cubicle with Triton shower. Vanity wash hand basin. Low level WC. Wall mounted mirror fronted cabinet. Chrome heated towel rail. Vinyl flooring. Emergency pull cord.

Communal Landry Room

Two sets of industrial washing machines and dryers for residents to use.

Communal Lounge

A nice bright space with plenty of seating for residents to gather with door leading out to garden area.

Communal Garden

A well maintained south facing communal garden space with table and chairs.

Lease

60 years remaining.

Service Charge

£3,737 for the year 2024.

Ground Rent

£50 per annum.

Council Tax

Band C.

