



£190,000

Turners Hill,



## **Turners Hill, EN8 8SA**

**\*\*\* OFFERS INVITED \*\*\***

*A rare opportunity to purchase a FIRST FLOOR RETIREMENT apartment situated in a popular and sought after location within ideal walking distance of town centre facilities.*

*\* Two Bedrooms With Balcony Over Looking Communal Gardens \**

*\* Communal Lounge \* Resident Lifts \* Parking Bays \**

*\* Spacious Lounge/Diner \* Wetroom/WC \**

*\* Emergency Pull Cords \* Residents Lounge \**

*\* Entryphone System \* Warden On Site \**

*\* Over 55's \**

### **LEASE INFORMATION**

*Lease Length - 97 Years Approx*

*Service Charge - £3141.00 P/A*

*Ground Rent: 643.00 P/A*

*Information has been provided by the vendor please confirm with your solicitor prior to completion.*

### **ENTRANCE**

#### **LOUNGE**

*18'2" x 12'6" (5.54 x 3.81)*

#### **ASPECT TWO**

#### **KITCHEN**

*6'2" x 5'8" (1.88 x 1.73)*

#### **BEDROOM ONE**

*13'8" x 8'6" (4.17 x 2.59)*

#### **BEDROOM TWO**

*13'8" x 6'6" (4.17 x 1.98)*

#### **SHOWER ROOM**

#### **VIEW FROM BALCONY**

#### **COMMUNAL GARDENS**

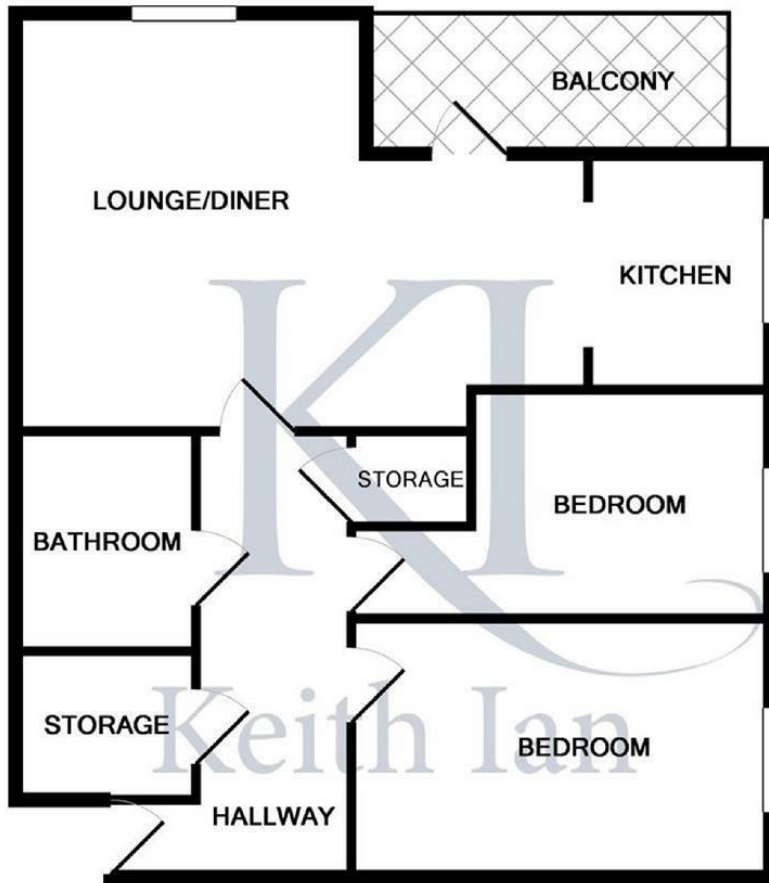
#### **PARKING**

#### **BATHROOM**

*6'8" x 5'7" (2.03 x 1.70)*







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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