

























4 Agates House

Durrants Village, Durrants Drive, Faygate, RH12 4AD Guide Price £365,000 Leasehold



Estate Agent • Letting Agent • Managing Agent

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Courtney Green are pleased to be offering for sale this two-bedroomed ground Bedroom 1 floor apartment, situated in the well regarded development of Durrants Village, Double-glazed bay side aspect, double width wardrobe cupboard, tv/satellite/ located within the village of Faygate, designed specifically for those aged 60 and fm point, double width wardrobe cupboard over who want independent living but have the knowledge that support and reassurance is available 24/7 meaning there is a peace of mind should personal En-Suite Shower Room needs change in the future. This apartment is located close to all the excellent Walk-in shower cubicle with glass screen, chromium thermostatic shower amenities within the development, which includes a fitness suite, indoor control, wall bracket and hand shower, back to wall wc. with chromium dual relaxation pool, restaurant and bar. Located on the ground floor the apartment flush, wall mounted wash hand basin with chromium mixer tap, varnished comprises a principle bedroom with en-suite shower room, second double wood vanity shelf, full width mirrored cabinet with lighting, chromium towel bedroom, modern fitted bathroom and a spacious double aspect living room warmer, fully tiled wall and flooring. open plan to a 'shaker style' fitted kitchen with built in appliances. From the sitting room French doors open to a private balcony to the side. Within Bedroom 2 Durrants village there are hospitality services providing support which includes Double-glazed side aspect, double width wardrobe cupboard. daily hot food provision, extra laundry and additional housekeeping services. Should temporary or long term care be required there is a preferred domiciliary Bathroom care provider on site. An internal inspection of this superb apartment with all of Fitted with a white suite comprising panelled bath with chromium mixer tap its surrounding amenities is strongly recommended to appreciate the finer and shower attachment, vanity shelf, wall mounted wash hand basin with qualities on offer.

The accommodation comprises:

Communal Front Door

Security entry phone system,

Private Front Door to:

Entrance Hall

Mirrored cupboard, having coats hanging rail and shelves, broom cupboard, boiler cupboard housing Ecodan electric boiler.

Twin double-glazed front aspect and double-glazed French doors to the balcony Council Tax Band—C with wrought iron railings. Two tv/satellite/DAB/FM consoles, two telephone points. Opening to:

Kitchen

Fitted with a range of base and wall mounted cupboards and drawers in white Referral Fees: 'Shaker style' finish, having complimenting granite worktop surfaces incorporating a one and a half bowl inset stainless steel sink with chromium Ltd. monobloc tap, integrated Siemans appliances including an electric hob with stainless steel splashback and filter hood over, eye level double oven, integrated washer/dryer, slimline dishwasher and fridge/freezer, pelmet lights, ceramic tiled flooring.

chromium mixer tap, back to wall wc., mirrored cabinet, chromium towel warmer, localised tiling, downlighting.

TENURE

Length of lease 125 years from 01/02/2012 Service charge £7948 per annum Ground Rent £250 per annum Managing Agents Durrants Management Limited

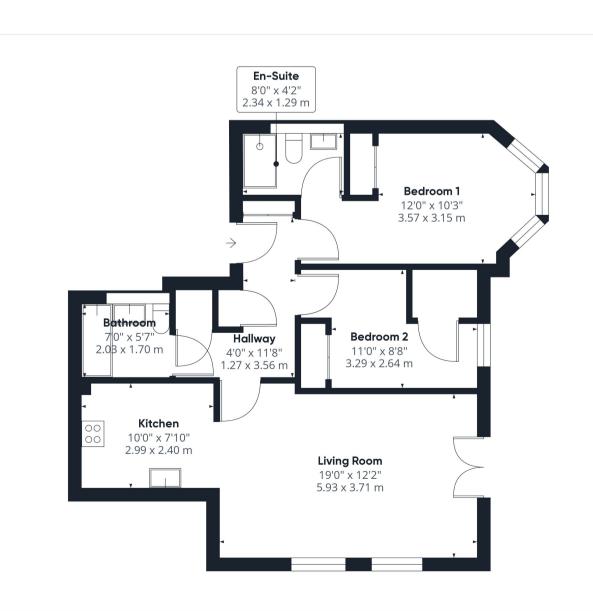
Mains water and electricity (electric under floor heating throughout)

Agent's Note:

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

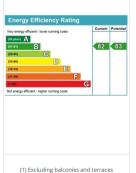
Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial

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While every attempt has been made to approximate, not to scale. This floor plan is for illustrative purposes only. GIRAFFE360

