



# 4 Agates House

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



# COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

# 4 Agates House, Durrants Village, Durrants Drive, Faygate RH12 4AD

Courtney Green are pleased to be offering for sale this two-bedroomed ground floor apartment, situated in the well regarded development of Durrants Village, located within the village of Faygate, designed specifically for those aged 60 and 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 needs change in the future. This apartment is located close to all the excellent amenities within the development, which includes a fitness suite, indoor relaxation pool, restaurant and bar. Located on the ground floor the apartment comprises a principle bedroom with en-suite shower room, second double bedroom, modern fitted bathroom and a spacious double aspect living room 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 Durrants village there are hospitality services providing support which includes daily hot food provision, extra laundry and additional housekeeping services. Should temporary or long term care be required there is a preferred domiciliary care provider on site. An internal inspection of this superb apartment with all of its surrounding amenities is strongly recommended to appreciate the finer 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.

## Living Room

Twin double-glazed front aspect and double-glazed French doors to the balcony 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 'Shaker style' finish, having complimenting granite worktop surfaces incorporating a one and a half bowl inset stainless steel sink with chromium monobloc tap, integrated Siemens 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.

## Bedroom 1

Double-glazed bay side aspect, double width wardrobe cupboard, tv/satellite/fm point, double width wardrobe cupboard

## En-Suite Shower Room

Walk-in shower cubicle with glass screen, chromium thermostatic shower control, wall bracket and hand shower, back to wall wc. with chromium dual flush, wall mounted wash hand basin with chromium mixer tap, varnished wood vanity shelf, full width mirrored cabinet with lighting, chromium towel warmer, fully tiled wall and flooring.

## Bedroom 2

Double-glazed side aspect, double width wardrobe cupboard.

## Bathroom

Fitted with a white suite comprising panelled bath with chromium mixer tap and shower attachment, vanity shelf, wall mounted wash hand basin with 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

## SERVICES

Mains water and electricity (electric under floor heating throughout)

## Council Tax Band— C

### 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.

### Referral Fees:

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

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