







An over 55's independent living apartment set to the ground floor, with good sized living accommodation and a small secluded patio area to the rear. Early Viewing Advised.

A one bedroom ground floor apartment within this over 55's development, standing in a quiet location set well back from the road and offering excellent value for the buyer in this independent 'later living' apartment. There is a 24 hour Apello emergency call system and a development manager on site should they be required.

This particular apartment has just been updated with fresh decorations throughout, new carpets and a new modern fitted kitchen. The accommodation is set to the ground floor and as such offers an outside private patio area at the rear, with a 19'8 x 10'10 Living Room leading to the new 10'6 x 7'10 Kitchen area. The bedroom measures 14'9 x 8'10 with fitted wardrobe, the bathroom was also updated only a few years ago.

Kingsdale Court also provides a communal residents lounge as well as a communal laundry room, with a guest suite available for relatives who might need accommodation whilst visiting residents.

Parking is provided on site although is not allocated.

The lease extension means the property currently has 100 years remaining on the lease.

Lease date 30/6/1986 (originally 139 years).





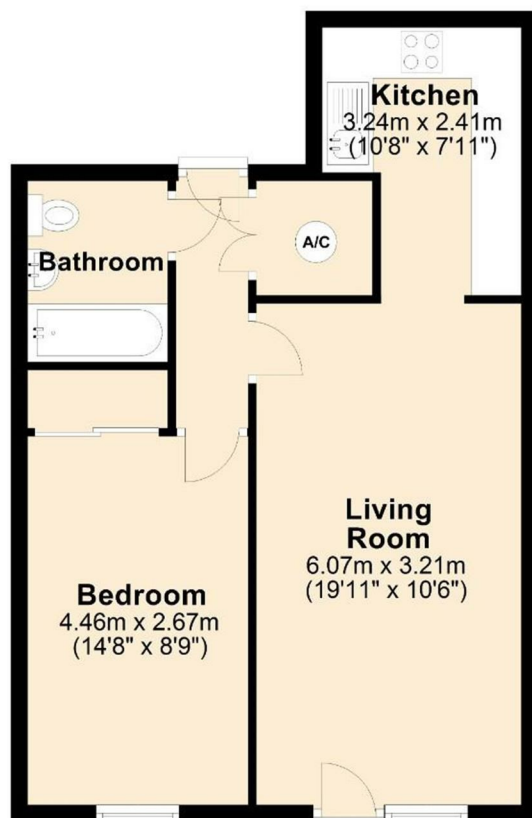
- Ground Floor Retirement Apartment.
- Over 55's Development.
- Excellent Value.
- Living Room 19'8 x 10'10 with Door Leading Onto A Private Patio Area
- Kitchen 10'6 x 7'10
- Bedroom 14'9 x 8'10
- New Kitchen Just installed
- New Carpets Throughout
- Just Decorated Throughout



**THE AGENT ON THE QUAYS**

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT





Total area: approx. 49.6 sq. metres (534.4 sq. feet)  
For illustration purposes only - not to scale

