



## Apartment 2, Vesta The Woolstaplers, Chichester, PO19 1BQ Offers in excess of £440,000

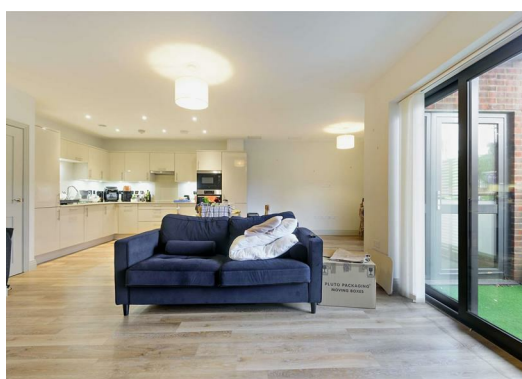
Goodmove are delighted to present this two bedroom apartment for a quick sale.

Built in 2018, this apartment offers spacious, modern, bright and stylish living accommodation which briefly comprises as follows: Entrance hall with video security system leads to an open plan kitchen/living/dining room with sliding double doors to a private west facing terrace looking towards Chichester library.

The apartment benefits from two bedrooms, the master bedroom having fitted wardrobes and a good size ensuite shower room with walk in shower. The second double bedroom also has fitted wardrobes and is serviced by a well-equipped family bathroom with bath with glazed screen and shower over, vanity unit and low-level WC with concealed cistern. We understand the apartment has underfloor heating throughout.

The flat has secure, allocated underground parking space. Unlike other flats in this development, our client has installed an EV charging point for his space in the car park. Also located in the car park is a personal storage locker for use by the residents of the flat.

Vesta is within walking distance of the city centre shopping precinct, extensive range of restaurants and the historic Cathedral and its glorious gardens and grounds. The city offers a wide range of cultural and leisure facilities, including the renowned Festival Theatre and Pallant House Gallery. The Goodwood Estate lies to the north and hosts horseracing events as well as the Festival of Speed and Revival Meetings. Water sports and sailing may be enjoyed from several centres around Chichester Harbour, with nearby Bosham being home to a popular sailing club. There is a railway station at Chichester providing services along the south coast and to London Victoria via Gatwick, or London Waterloo via Havant. The A27 provides access to the A3(M) and on to the M25, linking major road networks.



**Disclaimer**

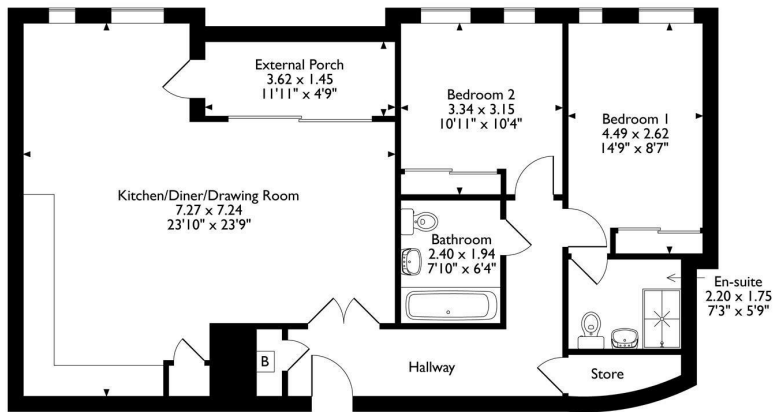
- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

**Leasehold Information**

118 years remaining on the lease  
 Ground rent: £450 per annum  
 Maintenance charge: £2473 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Vesta, Apartment, The Woolstaplers, Chichester  
 Approximate Gross Internal Area  
 1001 SQFT/93 SQM

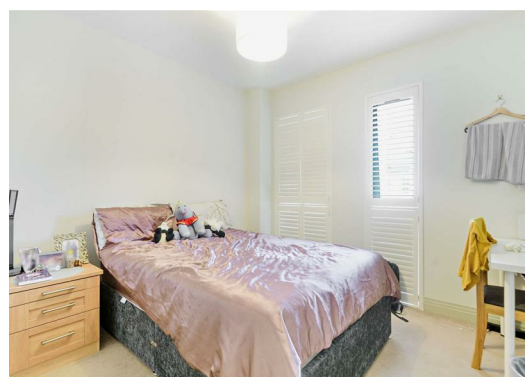


**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(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			
(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	



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk