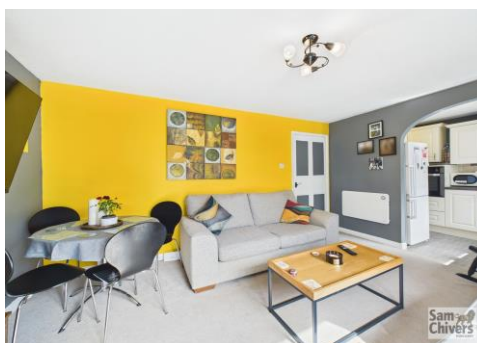




- An attractive first floor apartment exclusively for age 55 years and over
- Light and airy lounge dining room with feature sunny balcony
- Well fitted kitchen with a pleasant leafy view
- Two bedrooms, the main bedroom has extensive fitted wardrobes
- Modern shower room, electric heating and double glazing
- Well tended communal grounds and private allocated parking



"A first-floor apartment exclusively for 55 years of age and over, presented in good decorative order and enjoying a sunny balcony with leafy views".

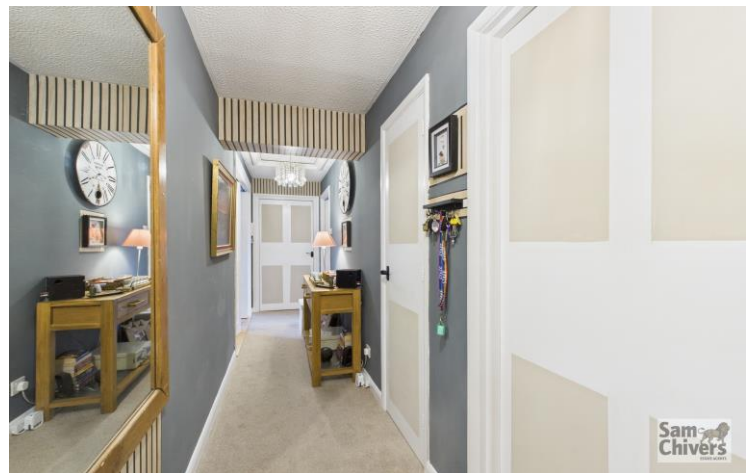
The apartment block occupies well-tended communal grounds comprising lawns and mature trees. Accessed via a communal entrance hallway, a staircase leads to the apartment front door. The accommodation comprises entrance hallway with doors to all rooms. There is a light and airy lounge dining room with patio doors opening onto a sunny balcony. From the lounge an archway opens into a fitted kitchen. There are two bedrooms, the main bedroom is a very good size with extensive fitted wardrobes. Attractive shower room with airing cupboard.

Outside to front is a private car park with one allocated parking space. To the rear of the building is a communal garden space with seating area.

Rackvernal Court does enjoy a quiet position however is just a short walk from the High Street.

Monthly management fee £85.00 per month. The leasehold commenced on the 4th April 1988 with a leasehold residue of 926 years.

Tenure: Leasehold. **Council Tax Band:** A.





Approximate total area⁽¹⁾
536.25 ft²

Balconies and terraces
22.82 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.