



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



(for more photographs go to [www.maysagents.co.uk](http://www.maysagents.co.uk))

**£110,000 Leasehold**

**21 Gerard Lodge**  
**Bognor Regis, PO21 1FG**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract.

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Security in retirement. This is pretty much a priority as one gets older and in response to this need a variety of developments have sprung up across the area to provide this function. One such development is **GERARD LODGE**, located just on the outskirts of Bognor Regis and comprising some 47 flats of varying shapes and sizes, something to meet a multitude of differing requirements. One of these units has just come into the market. Situated on the **FIRST FLOOR** is this **ONE BEDROOM** example, and offering the benefit of a mainly south/westerly aspect with **BALCONY**. To add to the security, there is an on-site manager and 24 hour centralised monitoring. Communal facilities include a Residents Lounge plus on-site Laundry Room. So if this description matches your criteria, call **May's** for an appointment to view.

## ACCOMMODATION

### COMMUNAL ENTRANCE LOBBY:

With security entry system; RESIDENT'S LOUNGE; Manager's office.

### ENTRANCE HALL:

pull cord alarm.

### SITTING ROOM: 19' 5" x 12' 9" (5.91m x 3.88m)

dual aspect room; electric heater; double glazed double doors to south facing balcony; glazed door to:

### KITCHEN: 8' 0" x 7' 7" (2.44m x 2.31m)

(maximum measurement's over units) range of floor standing drawer and cupboard units having roll edge worktop and matching wall mounted cabinets over; tiled splash backs; inset eye level electric oven; four burner electric hob with cooker hood over; inset stainless steel sink; space for fridge freezer.

### BEDROOM: 18' 9" x 15' 0" (5.71m x 4.57m)

(of irregular shape, maximum measurement's) Bedroom Section: 13'2 x 11'7 & Dressing Room Section 11'0 x 7'0. Built in double wardrobe with mirrored sliding door; electric heater.

### SHOWER ROOM:

matching suite comprising of close coupled W.C.; washbasin inset in vanity unit with twin cabinet beneath; shower cubicle with glazed screen; electric towel rail; shaver point; electric heater; airing cupboard housing hot water cylinder and slatted shelving.

### GARDENS:

The development is surrounded by well-established and maintained lawns, plus matured shrubs and trees.

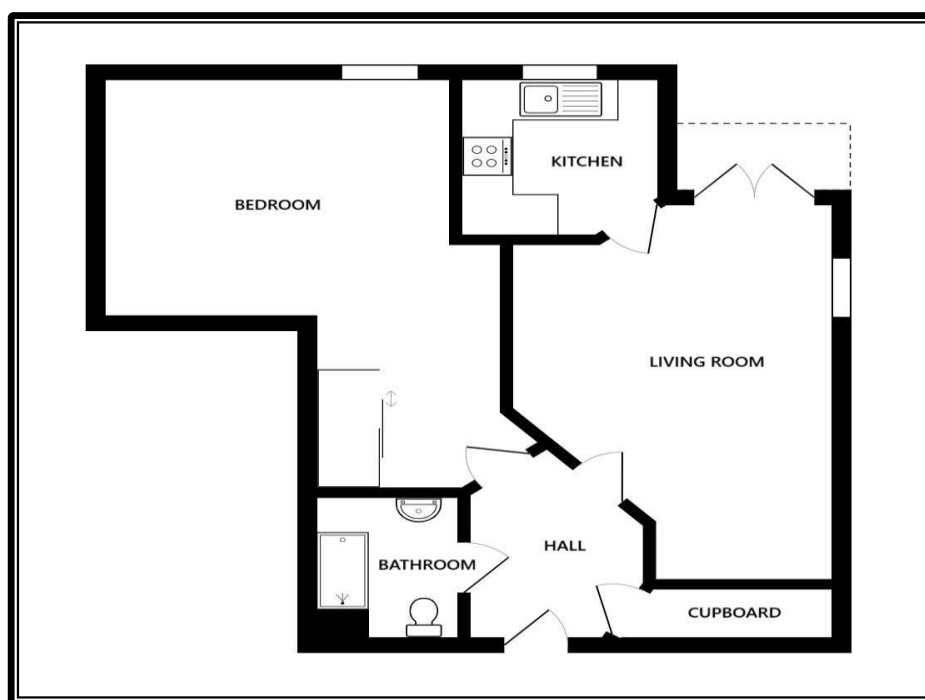
### PARKING:

Residents parking is limited, but available on a 'first come first served' basis.

### LEASE DETAILS:

TENURE: 125 years from April 2008. SERVICE CHARGE: £2544.43 pa. GROUND RENT: £831.44 pa.

These figures are provided by the Seller and their accuracy cannot be guaranteed, as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your solicitor.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.