



Yorktown Road | College Town | GU47 0NU

£155,000

Leasehold

Waterford's W
Residential Sales & Lettings

Yorktown Road |
College Town | GU47 0NU
£155,000

A well-presented one-bedroom top-floor apartment with lift access and a Juliet balcony, conveniently located within walking distance of local shops, and offered to the market with no onward chain!

- One double bedroom
- Residents' lounge
- 24 hour emergency Careline system
- Lift to all floors
- House Manager
- Lounge and separate kitchen
- Family bathroom
- Communal Gardens

Description

Offered to the market with no onward chain, this well-presented one-bedroom top-floor retirement apartment is conveniently situated within walking distance of local shops.

The accommodation comprises a spacious entrance hall with a large storage cupboard, leading to a bright living room featuring a Juliet balcony and an archway to a larger-than-average kitchen fitted with an oven and hob. The property also benefits from a generous shower room and a double bedroom with built-in wardrobes.

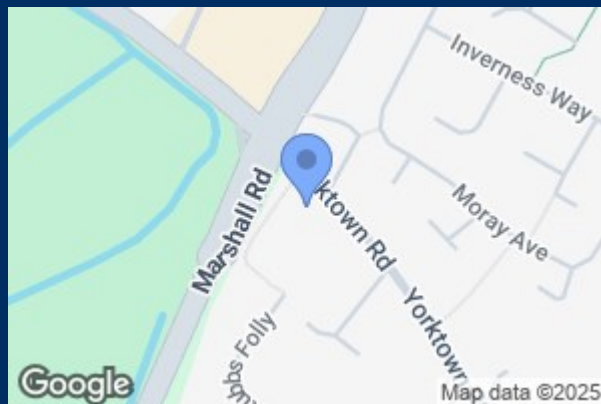
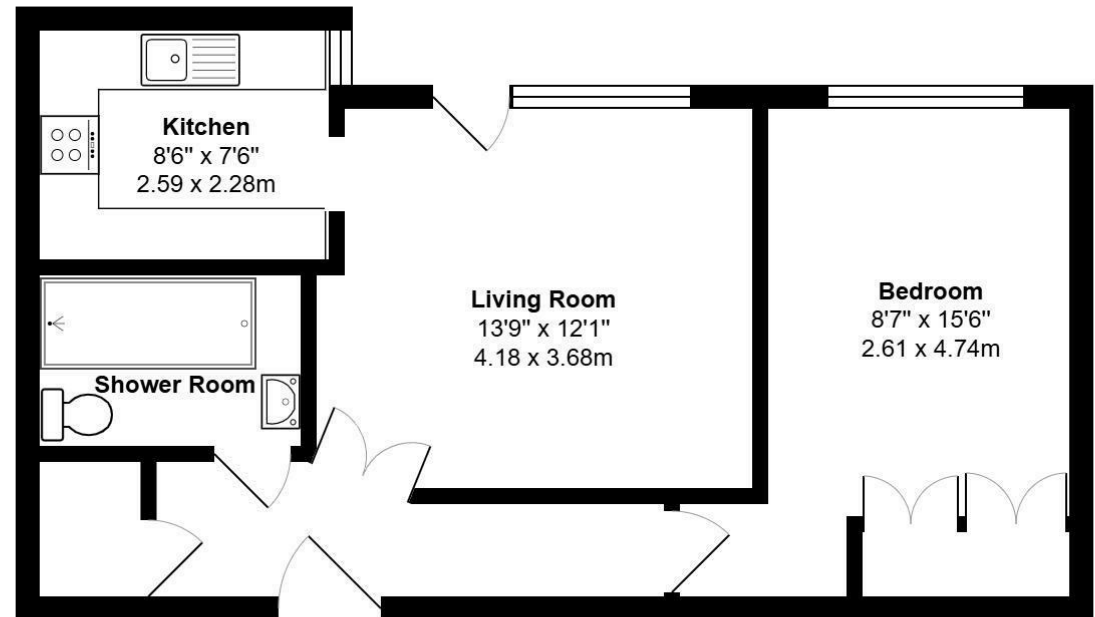
Location

Wyatt Court was constructed by McCarthy & Stone





(Developments) Ltd and comprises 32 properties arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Careline response system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be of the age of 60 years and the other 55 years.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(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	

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