



Harrington Lodge | Chichester | PO19 7BX

Guide Price £325,000

Leasehold



hancock

Lettings & Estate Agents

Flat 11

117 The Hornet |
Chichester | PO19 7BX
Guide Price £325,000

- No Onward Chain
- First Floor
- Lift Access
- Landscaped Communal Gardens
- On-Site Manager
- Intruder Alarm
- 24hr Careline Support System
- Residents Parking
- Communal Lounge Areas
- Fantastic Layout Flat

This retirement property is the perfect blend of independence and social living. Harrington Lodge has 35 apartments which includes an owners lounge which benefits from a complimentary coffee machine available for yourself and neighbors to enjoy. A Lodge Manager is available during the day with any support you might need or help arranging. Usual week consists of :

Monday - Crafts and Knitting clubs
Tuesday - Residents Coffee Morning
Thursday - Residents Afternoon Tea
Friday - Get Together Fridays

A fully furnished guest suite is also available to book if



what3words ///

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family or friends are visiting and wanting to stay in the area. The property also benefits from a 24 hour Careline support system, intruder alarm system, fitted appliances, beautiful communal grounds perfect for a sunny day and walk around the block. The property is maintained via the gardeners and also included in your service charge is window cleaners who come once a month.

Additional Information :

Tenure : Leasehold

Years Remaining : 995

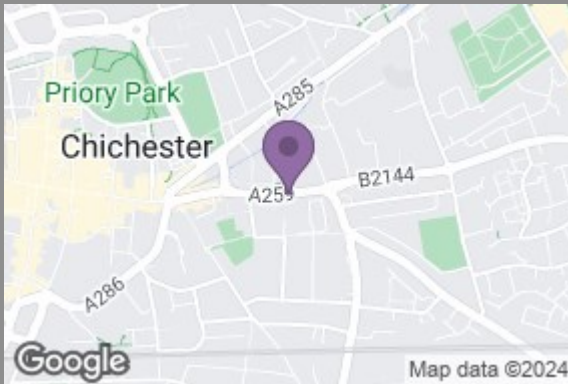
Service Charge : £3357.62 per Annum

Ground Rent : £575.00 Per Annum


Broadband : Up To 1000mbps

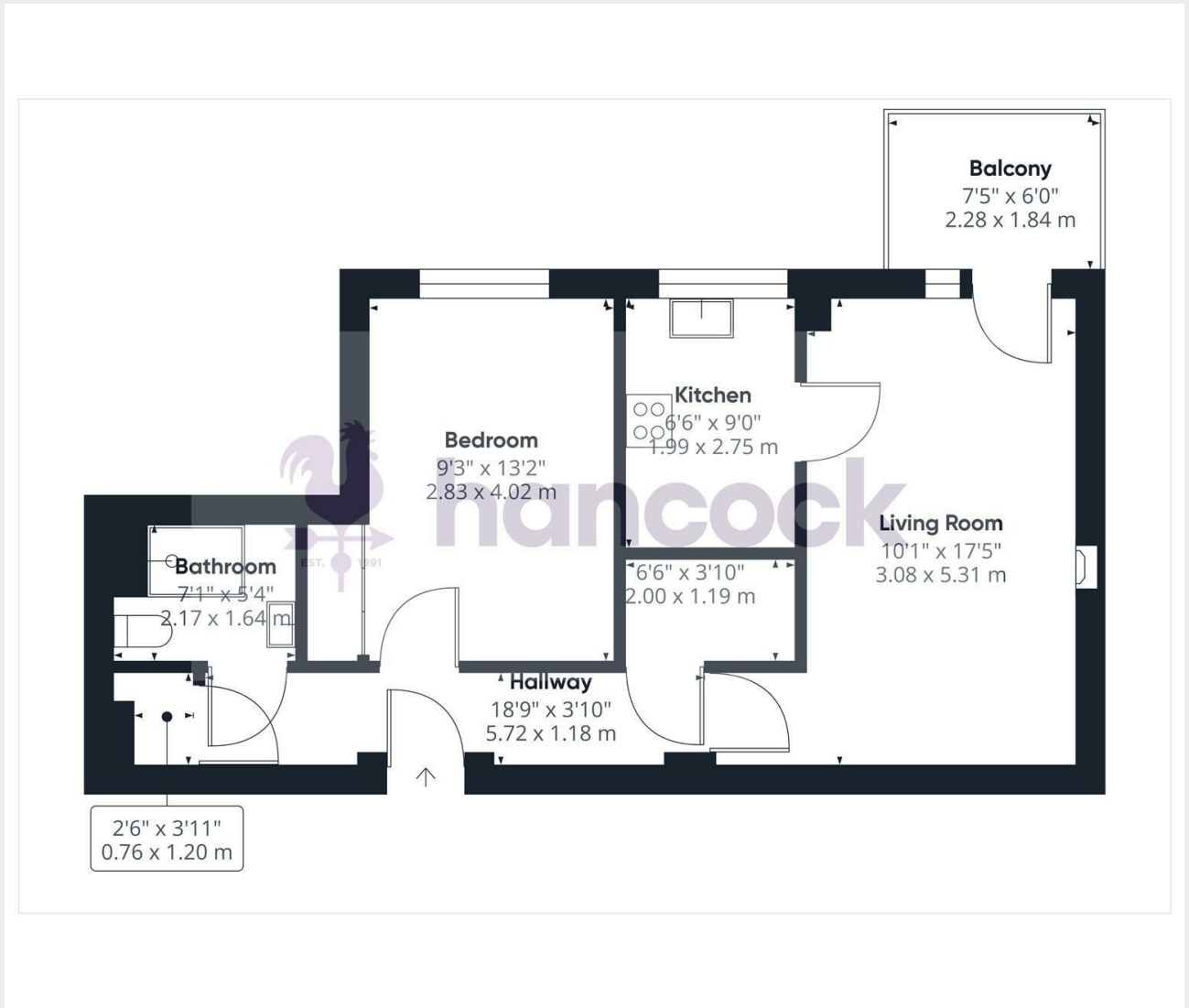
Mobile : EE, 02, Vodaphone, Three





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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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