



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 :

Tuesday - Residents Coffee Morning

Thursday - Residents Afternoon Tea

Friday - Get Together Fridays

A fully furnished guest suite is also available to book if family or friends are visiting and wanting to stay in the



what3words ///

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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

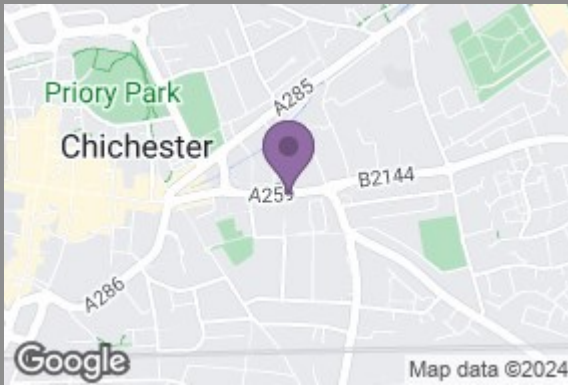
Years Remaining : 995

Service Charge : £3357.62 per Annum


Ground Rent : £575.00 Per Annum

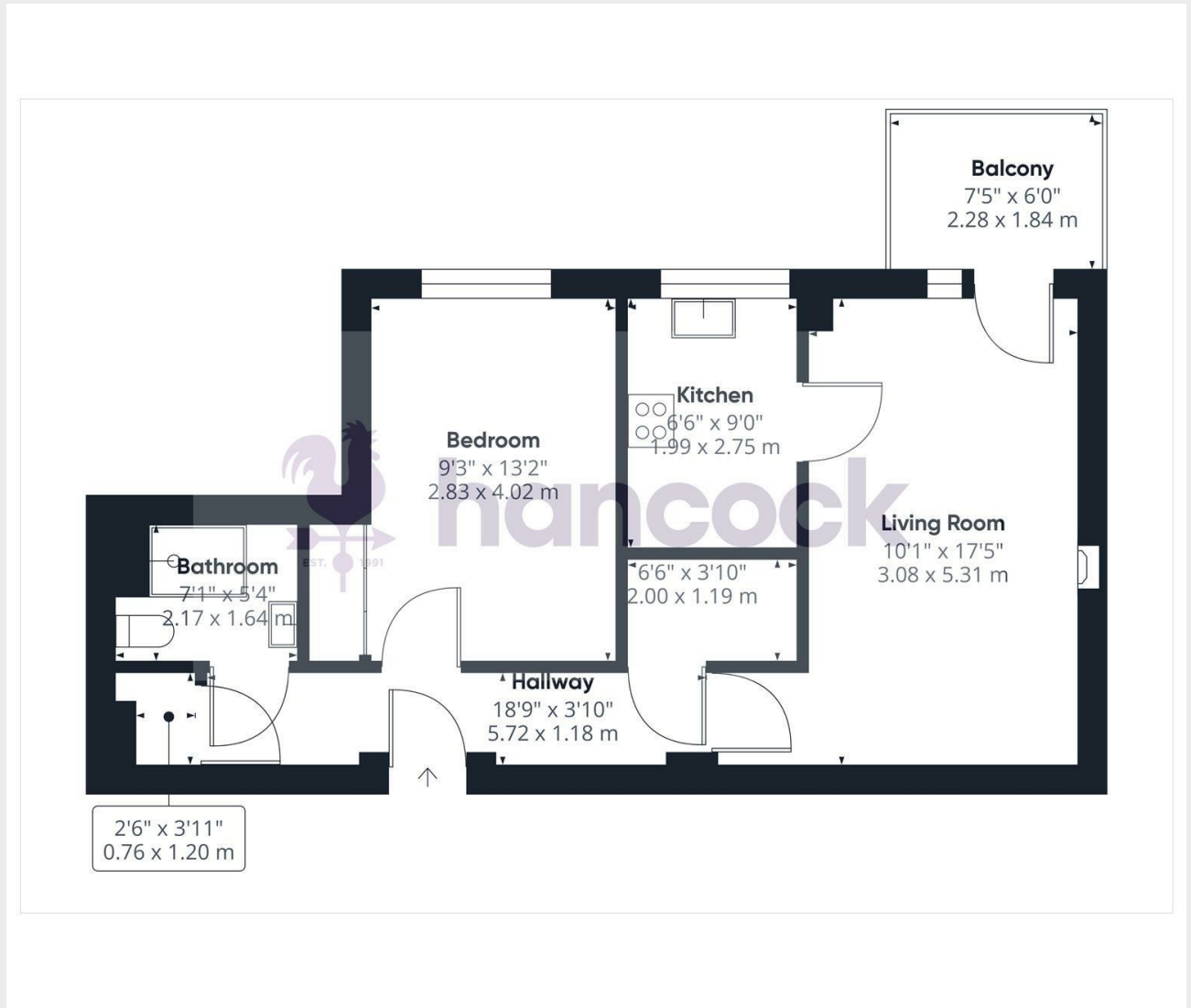
Broadband : Up To 1000mbps

Mobile : EE, 02, Vodaphone, Three



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



5 Northgate  
Chichester  
West Sussex  
PO19 1BA  
01243 531155

sales@hancockpartners.co.uk  
www.hancockpartners.co.uk