



Flat 28, The Maltings Henty Gardens | Chichester | PO19 3DW

Guide Price £60,000

Retirement - Leasehold



**hancock**

Lettings & Estate Agents



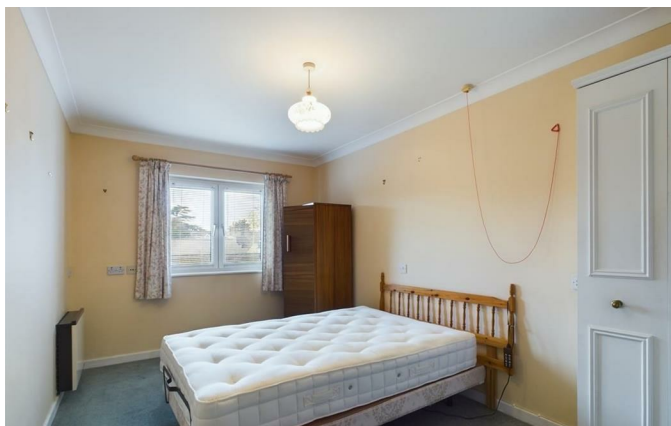
Henty Gardens | Chichester | PO19 3DW  
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- No Onward Chain
- Lift
- Laundry Facilities
- Council Band C
- Visitor Parking
- House Manager
- Alarm Cord System
- Central Location
- Lift Access
- RETIREMENT HOME

Hancock and Partners presents this one bedroom Retirement home in the Heart Of Chichester. Offered with no onward chain.

The property comprises of a good size living room, kitchen, double bedroom, family bathroom and storage. The Maltings benefit from a central location, lift access, visitor parking and communal garden spaces with on site staff.

Ideally located close to the centre of the Cathedral City of Chichester, with its mainline railway station (London one and a half hours away), Pallant House Gallery, Chichester Festival Theatre are walking distance. Goodwood lies approximately 3 miles to the north with its famous racecourse. This delightful one-bedroom flat is situated in a well-maintained, purpose-built retirement development, offering a safe and welcoming community



what3words ///

hulk.bulb.elder



atmosphere.

Tenure : Leasehold

Council Tax Band : C

Lease : 99 years from 1985

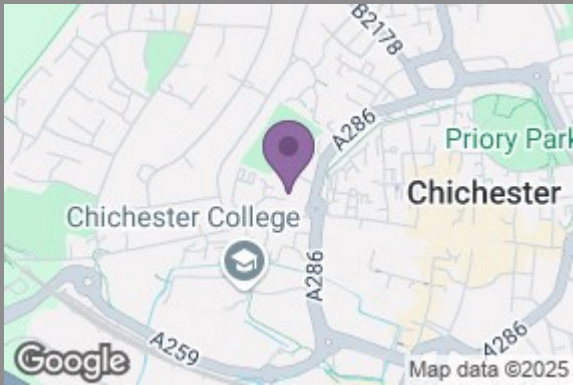
Service Charge : £2826 per annum

Ground Rent : £200 per annum


Amenities also included are Residents Lounge, House Manager, Alarm Cord System & Laundry Facilities. A fantastic property in a fantastic location. Quiet location with easy access into the City Centre. Would highly recommend looking at our virtual tour and booking a face to face visit.

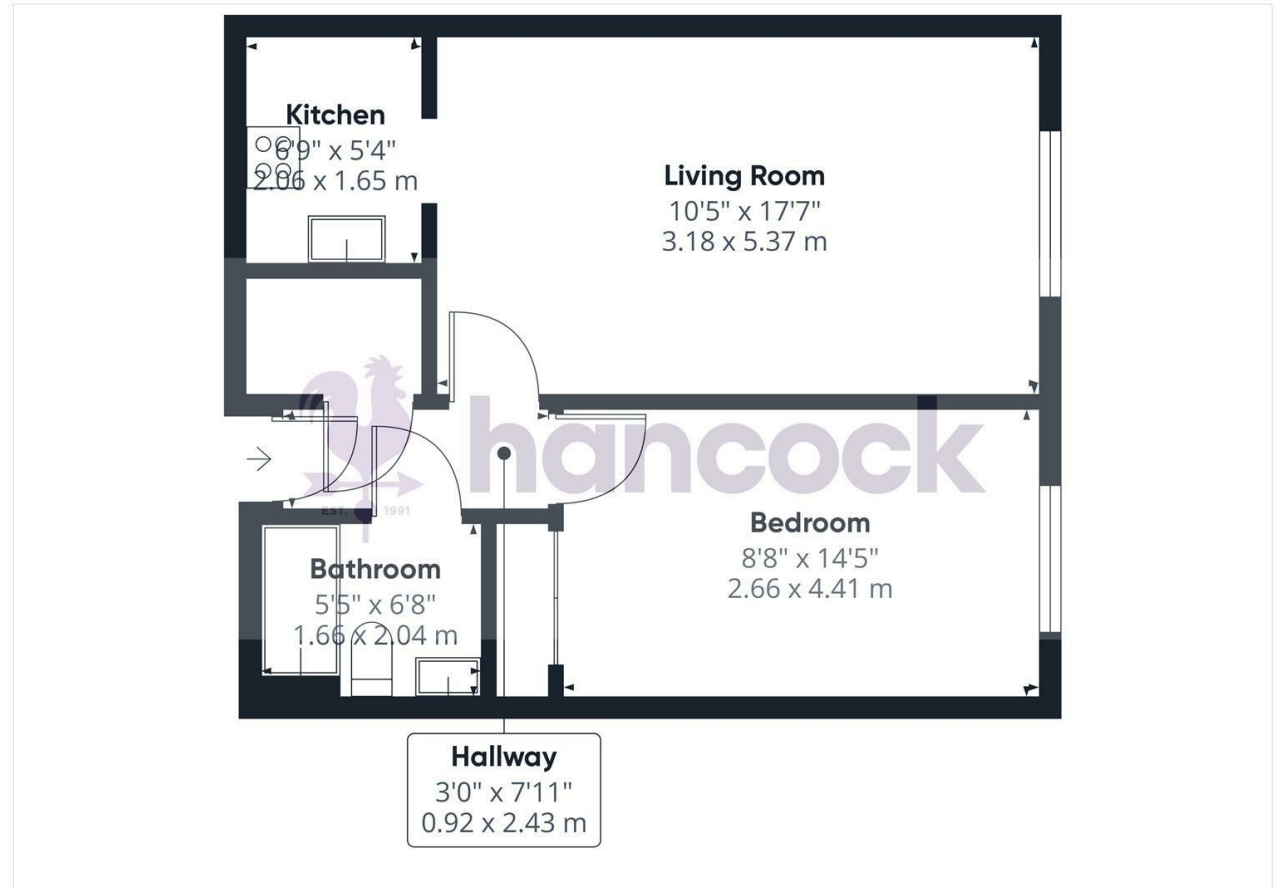






#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	85
(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 	



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