





A truly impressive and significant 1-BEDROOM, GROUND-FLOOR, RETIREMENT APARTMENT of 1,003 sq.ft. for the OVER 60s, having the benefit of a visiting Estate Manager and an emergency pull cord 24-hour monitoring link, occupying a peaceful and sunny position within a SMALL, SELECT, PRIVATE DEVELOPMENT close to local shops and the village High Street.

Tower House Close is popular for the retired who wish to enjoy independence with peace of mind.

This characterful property, believed to be the former ballroom of the once Manor House, has in recent years, been beautifully and fully refurbished by the owner to a very high standard. Accessed via a large communal reception hall, the apartment benefits from its own PRIVATE ENTRANCE DOOR opening into an impressive HALL with airing cupboard, leading through to a splendid, bright and sizeable LIVING/DINING ROOM with exceptionally high ceilings and magnificent, bespoke, ceiling to floor replacement uPVC windows and doors opening onto the patio beyond, one of which is a grand bay. Other impressive focal points are the room's attractive fireplace and fitted cabinetry with bookshelving.

A well-appointed, fitted Shaker-style KITCHEN is finished in white with a good range of wall and base units with high-end AEG integrated appliances to include an induction hob, eye-level double electric oven, dishwasher, fridge/freezer and washing machine.



A large and spacious DOUBLE BEDROOM, again with bespoke replacement windows benefits from extensive fitted wardrobing spanning an entire wall. A luxuriously refitted modern SHOWER ROOM, equipped with a white suite, benefits from a corner shower enclosure, replacement uPVC sash-style twin windows and fitted storage cupboard housing the gas-fired boiler (maintained under the maintenance charge).

Tenure: Leasehold 99 years (new lease granted on completion).

Maintenance charge: approx. £6,318.40 per annum to include service charge, all internal and external maintenance, future maintenance fund and management fee.

Management Agent: Retirement Lease Housing Association.

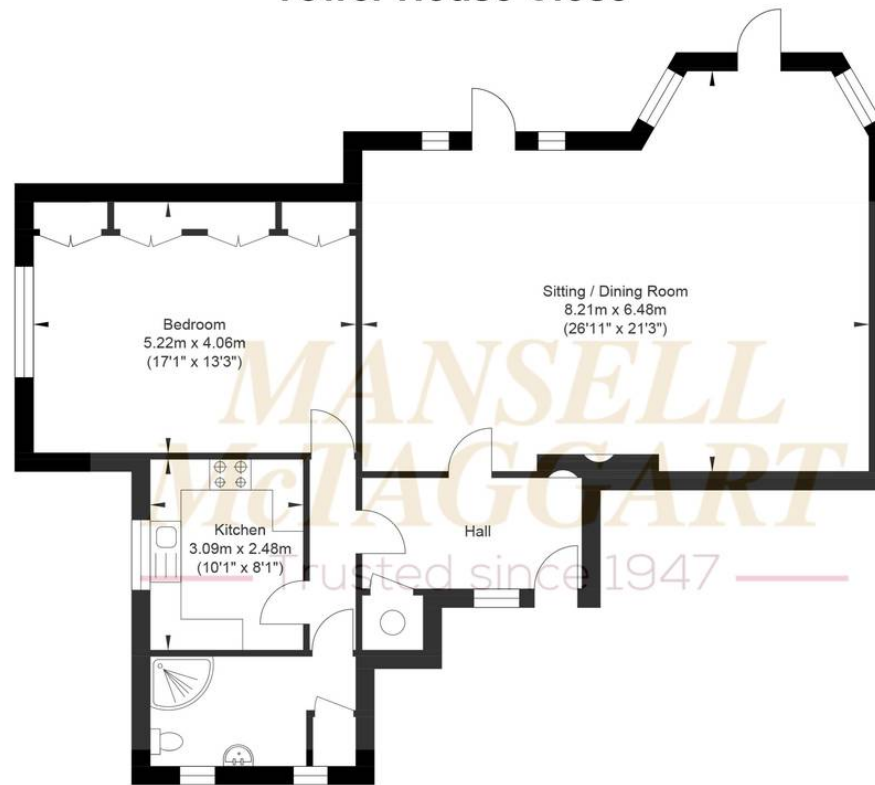
OUTSIDE: An extensive, SOUTH-FACING PRIVATE PATIO, accessed off the living room, also displays delightful views across the well-tended communal gardens. The property is complete with a SINGLE GARAGE in a nearby block. Additionally, ample residents' and visitor parking is also available. Lastly, is the use of a communal LAUNDRY ROOM within the development.

Tenure: Leasehold

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Tower House Close



Ground Floor
Approximate Floor Area
1002.76 sq ft
(93.16 sq m)



Approximate Gross Internal Area = 93.16 sq m / 1002.76 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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