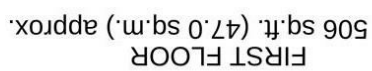


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While every attempt has been made to ensure the accuracy of the information contained herein, measurements of TOTAL FLOOR AREA: 506 sq. ft. (47.0 sq.m.) approx. are not guaranteed. The actual area may vary by a few percent due to the presence of doors, windows, closets, and other architectural features. The information is provided for informational purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given. Made with Metropac ©2023



Guide Price £229,950 | Leasehold



Property Overview

Set in the highly sought after development of Livingstone Court built in 1994 by renowned developers McCarthy & Stone is this well maintained one bedroom RETIRMENT APARTMENT situated on the first floor. The property comprises of a large double bedroom with fitted wardrobes, a bright and spacious reception room with fantastic elevated view looking over the front of the development, a larger than average traditional kitchen featuring Zanussi oven and hob finishing of the apartment is a modernised walk in shower room with large shower tray.

It is a condition of the purchase that residents are over the age of 60 years, or in the event of a couple, one must be over 60 years and the other over 55 years.



Property Features

- RECEPTION - 14'3 X 11'10
- KITCHEN - 8'7 X 7'4
- ELECTRIC HEATING
- RESIDENTS PARKING
- HOUSE MANAGER
- BEDROOM - 17'7 X 11'10
- SHOWER ROOM - 7'3 X 5'5
- LIFT
- LANDSCAPED WRAP AROUND GARDENS
- RESIDENT'S LOUNGE

Agents Notes

Further benefits include residents' lounge, laundry room, emergency intercom, double glazed windows, electric heating, 24 hour care line, and is being sold chain free. We understand that the lease has approximately 90 years remaining, Service Charge approx. £3,231.72 pa Ground Rent: £510 pa Council Tax Band: D