







### Property Description

This delightful chain free one bedroom retirement apartment is situated in close proximity to a comprehensive parade of shops. The apartment is positioned on the second floor, with lifts to all floors. The lounge and bedroom windows overlook the pleasant well maintained communal garden and off the lounge is a kitchen. Further communal facilities include a residents lounge with kitchen. Residents can join in the many meetings and functions available. There is also a guest suite available to rent and a laundry drying room. There is communal parking situated to the rear of the property.



## Entrance Hall

Carpeted, storage cupboard, radiator, loft access.

## Lounge

13' 1" x 11' 1" ( 3.99m x 3.38m )

Window to rear, intercom system, electric fire place, carpeted.

## Kitchen

9' x 7' 9" ( 2.74m x 2.36m )

New vinyl flooring, wall and base level units, space for fridge freezer, cooker, washing machine.

## Bedroom

12' 6" x 8' 9" ( 3.81m x 2.67m )

Window to rear overlooking communal garden, new carpet.

## Bathroom

7' x 5' 6" ( 2.13m x 1.68m )

New vinyl flooring, low level wc, walk in shower, storage cupboard.











To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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