

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£120,000

Leasehold

Flat 20 Gerard Lodge , 26 Upper Bognor Road, Bognor Regis, PO21 1FG



Book a Viewing

01243 861344

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<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

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IMPORTANT NOTICE
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- **Luxury Retirement Living**
- **First Floor Apartment**
- **Lift**
- **Lounge/Diner with Balcony**
- **Parking (Shared)**
- **Residents Lounge & Laundry**



Accommodation

Lounge / Diner: 20' 2" x 10' 7" (6.17m x 3.23m)

Kitchen: 8' 0" x 7' 7" (2.46m x 2.33m)

Bedroom: 17' 6" x 10' 7" (5.34m x 3.25m) Of irregular shape - see floorplan

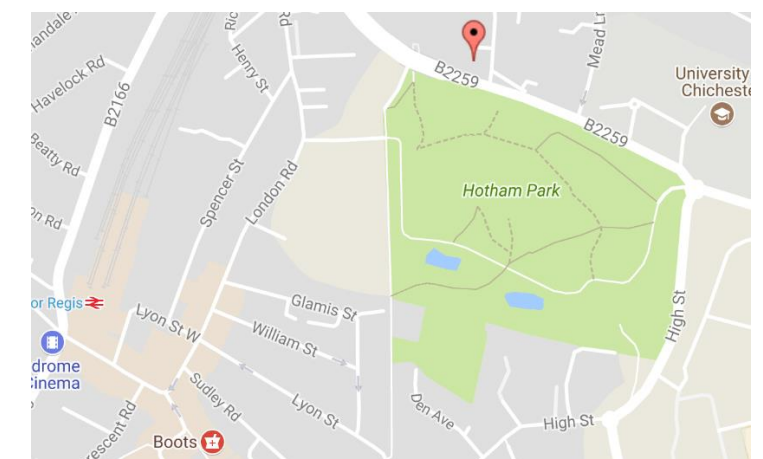
Shower Room: 5' 11" x 5' 11" (1.81m x 1.81m)

Storage: 7' 0" x 3' 2" (2.15m x 0.98m)

Lease Information: The vendor informs us that the property is managed by Millstream and has 'X' years (TBC) remaining on the lease. The current service charge is £250 pcm and includes ground rent and insurance.

We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

Council Tax Band: C



What the agent says... “,,

Keenly priced "to go", this is arguably the best value-for-money retirement that is available in Bognor today. Constructed in 2006 the apartment is a stylish modern build home that has all the benefits that go with a luxurious retirement.

Presented in good decorative order, the apartment has a comfortably sized lounge/diner that opens on to a cosy balcony, a modern kitchen benefits from fitted appliances, the bedroom has built in wardrobes, a shower room and a very large storage cupboard complete the exclusive part of the accommodation. Located on the first floor and serviced by the essential lift, the (inclusive) laundry facility is exactly ten paces from your own front door - it doesn't get much more convenient than that!

A guest suite can be booked and hired, providing a private bedroom and bathroom for visiting guests and the residents lounge hosts a thriving social life for the buildings community. A small garden is maintained exclusively for the residents and parking is available on a first-come, first-served basis.

If this sounds like home to you, call immediately as the asking price is keen and we expect this to be sold in short order.

