

51 Rock Gardens, Bognor Regis, West Sussex, PO21 2LF
£200,000
Leasehold

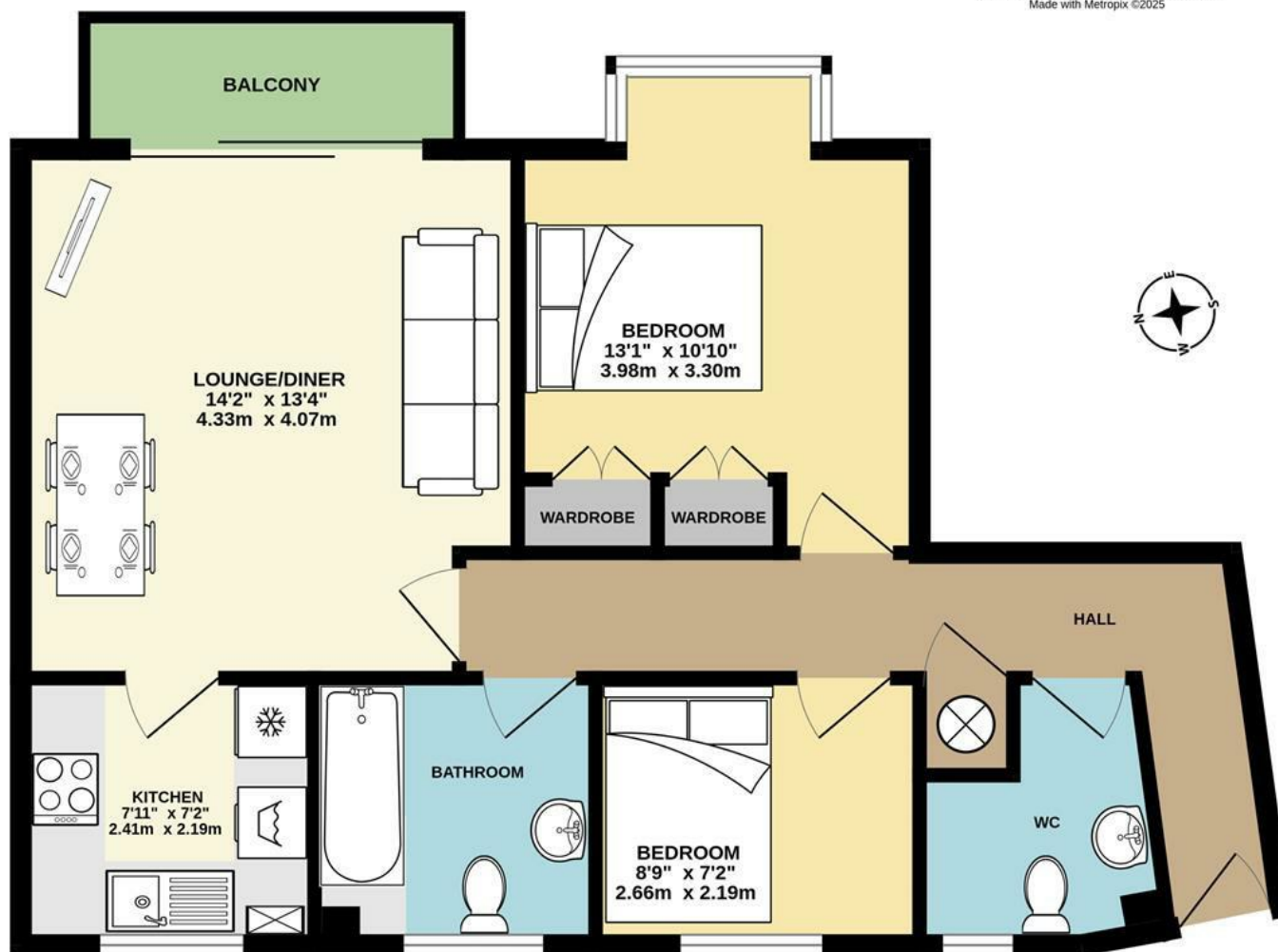
FARNDELL
ESTATE AGENTS



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.

TOTAL FLOOR AREA : 621 sq.ft. (57.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- 1st Floor Apartment for ages 65 and above
- Lounge/Diner with large doors to Private Balcony
- 2 Bedrooms
- Kitchen
- Bathroom and separate Cloakroom
- uPVC Double Glazing and Gas Central Heating
- Lift to All Floors
- Allocated Car Port
- NO FORWARD CHAIN
- Lease to be extended as part of the sale

The Following information has been provided by the seller. We would advise that you ask your solicitor to verify this information during the course of your purchase:

Length of Lease

99 Years from 24th December 1985 - 59 Years Remaining, however the Lease will be extended as part of the sale

Annual Service Charge

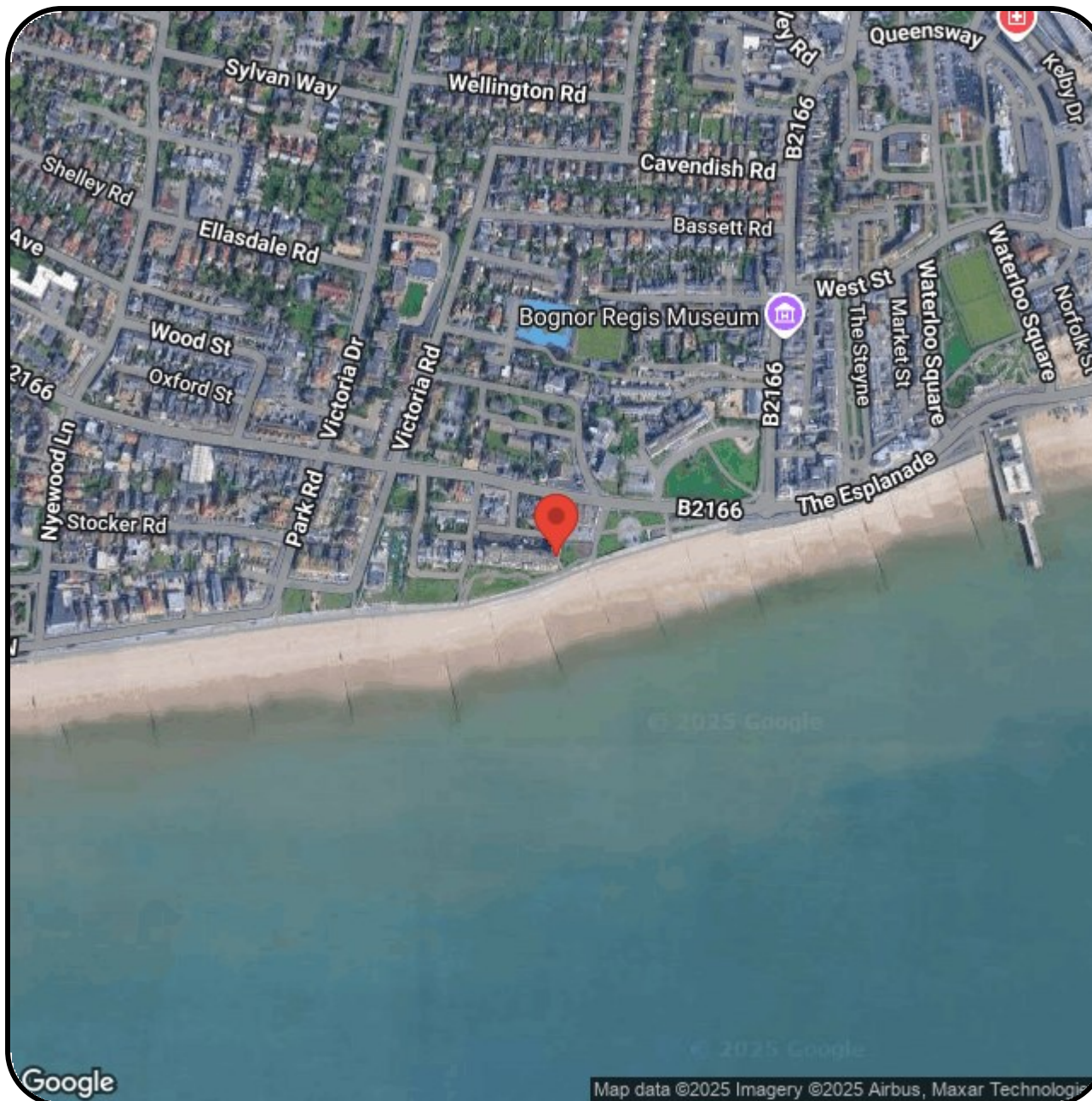
£2824.06 per year

Annual Ground Rent

£100.00 per year

Please note that the property is restricted to single buyers and occupants that are aged 65 years and above. In a couple, only one party has to be 65 years and above.





FARNDSELL

ESTATE AGENTS

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Bognor Regis

West Sussex

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<http://www.farndells.com>

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band D