

CHARLES PECK

Sales • Lettings • Valuers



44, The Maltings, Henty Gardens, Chichester, PO19 3DW **£125,000**

A bright southerly facing first floor retirement apartment, which has been recently decorated throughout, with new carpets and flooring and a new shower room installed.

Entrance hall | Two large storage cupboards | Living room | Kitchen | Bedroom |
Shower room | Night storage heating | Double glazing

Estate Manager | Residents lounge | Communal gardens | Laundry facilities | Lift |
Two guest suites

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Location

The property stands in this very convenient position off Westgate, a short walk from the Cathedral and the centre of Chichester with all of its facilities including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre and the mainline railway station with services to London Victoria. It is approximately six miles to the coast and the sandy beaches at Wittering, also close by is the open countryside around The Downs with sporting and other events at Goodwood.



Entrance hall

With two good sized storage cupboards, one with hanging rail and shelving, the other housing the Strom electric water storage heater.



Living room 18'11 x 10'4 (5.77m x 3.15m)

With southerly facing window and night storage heater.



Kitchen 6'11 x 5'8 (2.11m x 1.73m)

With southerly facing window, fitted drawers and cupboards, new worktop, new sink with mixer tap, ceramic hob, extractor canopy, space for fridge freezer and newly fitted lino flooring.



Bedroom 13'9 x 8'10 (4.19m x 2.69m)

With southerly facing window, night storage heater and built-in wardrobes.

Modern shower room

Newly fitted with walk-in shower cubicle with power shower and marble effect wall panels, WC, wash basin with cupboards beneath, heated towel rail and wood-effect laminate flooring.

Tenure

We understand the property to be leasehold with 99 years remaining from 1985. A purchaser would have to ask their solicitor to check these details.



Ground rent

We understand this to be £200.00 per annum. A Purchaser would need to ask their solicitor to check these details.

Service charge

We understand this to be £2,770.92 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the Estate Manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. A purchaser would have to ask their solicitor to check these details.

Council tax band

C

General remarks

To view please telephone us on 01243 816666 to make an appointment.


Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

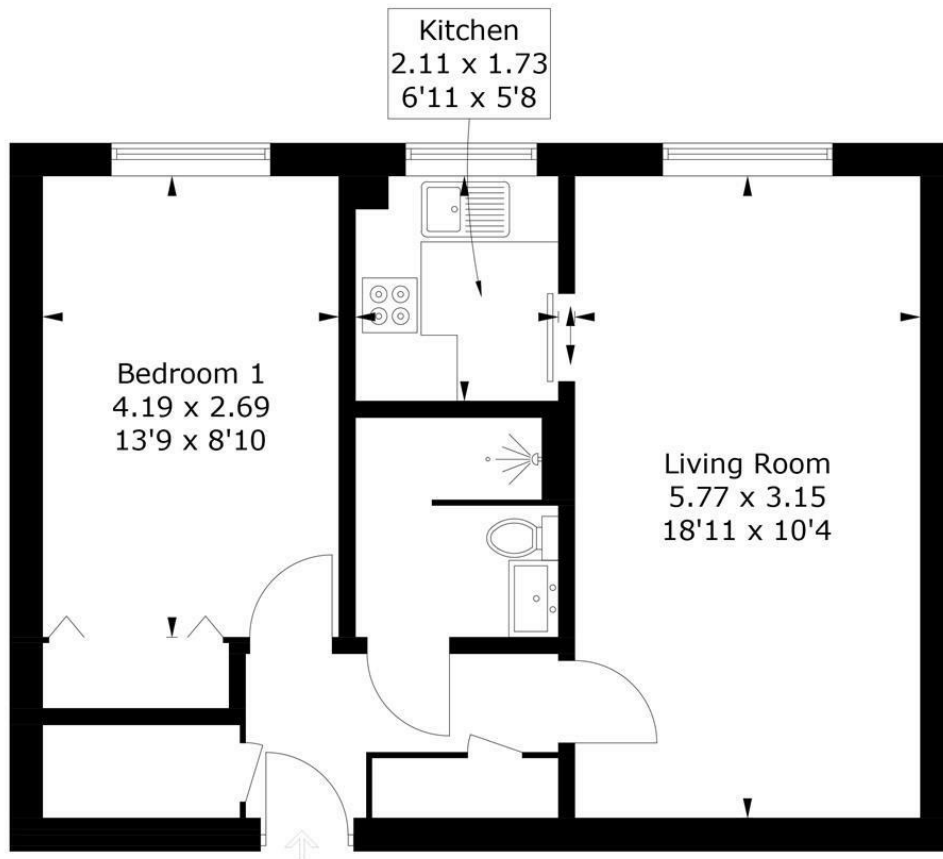
If you would like advice as to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(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 	

Henty Gardens, PO19

Approximate Gross Internal Area = 46.9 sq m / 505 sq ft



First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1007068)