

CHARLES PECK

Sales • Lettings • Valuers



48 Byron Court Stockbridge Road, Chichester, PO19 8ES **£139,950**

A particularly spacious second floor retirement apartment, situated in this sought after development in Chichester.

Entrance hall | L shaped sitting / dining room | Kitchen | Bedroom | Bath and shower room | Night storage heating | Double glazing

Estate Manager | Table service restaurant | Residents lounge | Full social calendar | Communal gardens | Laundry facilities | 24 hour on-site staff | 1 hour a week domestic help | Lift | Guest suite

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Location

The property is close to the centre of Chichester with all its facilities including The Festival Theatre, Pallant House Gallery, shops, restaurant and mainline railway station with services to London Victoria. There is a regular bus service from outside the property serving both Chichester and the coast. Goodwood and The Downs are also close by.



Entrance hall

With large walk-in airing and storage cupboard housing the hot water system.

Spacious L shaped sitting/dining room 20'3 x 18'8 (6.17m x 5.69m)

Maximum L shaped measurements With two windows overlooking the communal gardens, feature fireplace and night storage heater.



Kitchen 7'8 x 7'8 (2.34m x 2.34m)

With remotely operated window overlooking the grounds, fitted drawers and cupboards, waist-level oven, ceramic hob, extractor canopy and Dimplex wall heater.

Bedroom 13'5 x 10'5 (4.09m x 3.18m)

With window, night storage heater and built-in wardrobe.



Bath and shower room

The room designed as a wet room with bath, walk-in shower, wash basin, WC Dimplex wall heater and extractor fan.

Outside

The features of this prestigious development are the beautifully appointed communal facilities including residents lounge furnished to the standard of a quality hotel, a function room with computer and a dining room where a substantial mid-day meal is served every day. There is also a laundry room with washing and drying machines, the cost of which is included in the service charge and a guest suite for visiting family and friends.



Staffing

In addition to the Estate Manager and assistant Estate Managers who between them provide 24 hour cover, the service charge includes the cleaning of communal areas and an hour per week domestic help for the residents in each apartment. Additional help can be purchased separately as required.

Garden

The beautiful communal gardens are for the use of residents.

Tenure

We understand the property to be leasehold for 125 years from 2004. A purchaser would need to ask their solicitor to check these details.

Ground rent

We understand this to be £405.50 per annum. A purchaser would need to ask their solicitor to check these details.

Service charge

We understand this to be £8,782.41 per annum covering the maintenance and staffing, cleaning and lighting of common parts, water rates, subsidised on-site catering, laundry facilities and an hour's free interior cleaning per week. A purchaser would need 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

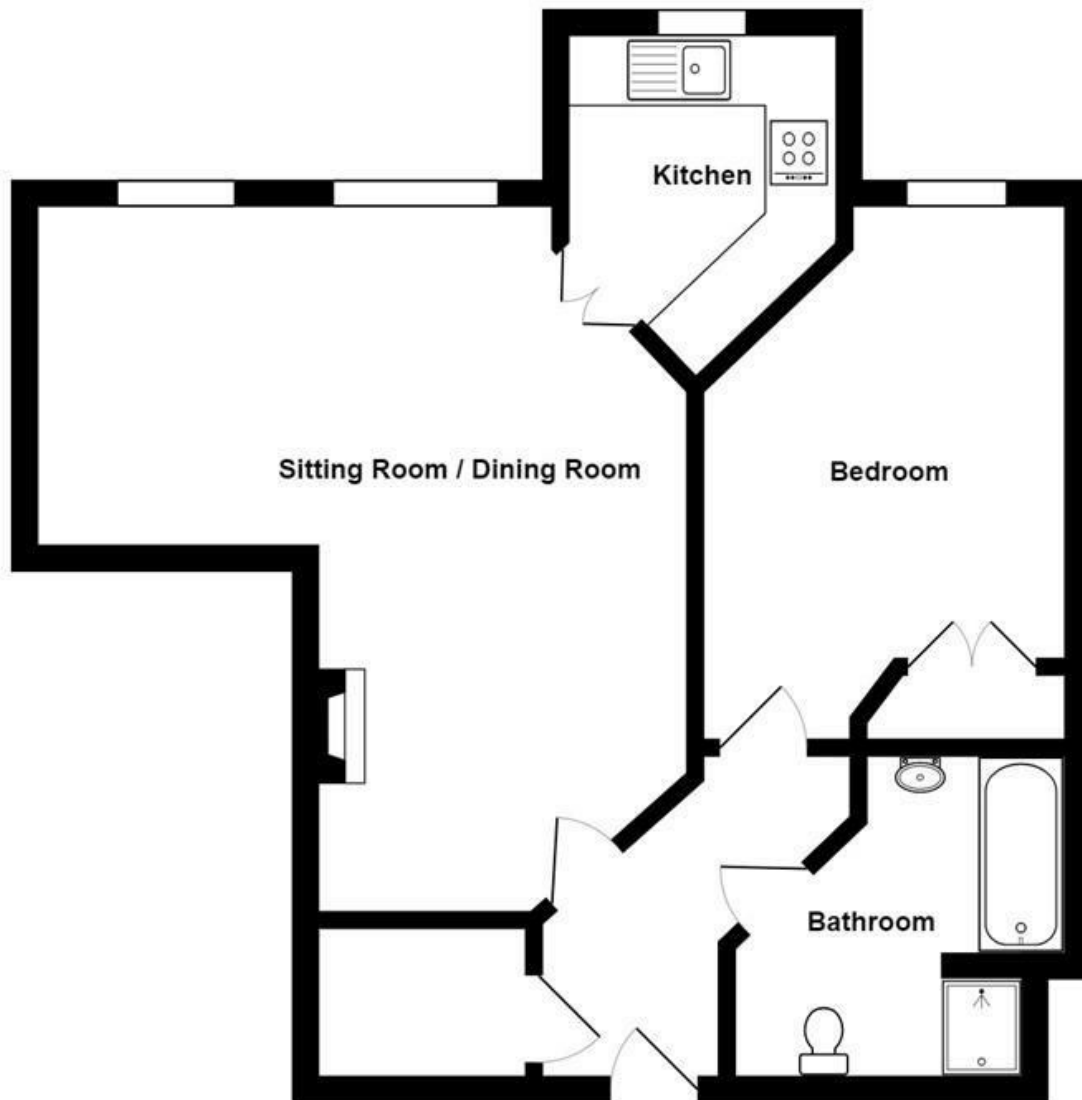
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice 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	83	85
(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 	



Total Area: 60.2 m² ... 648 ft²

All measurements are approximate and for display purposes only