

CHARLES PECK

Sales • Lettings • Valuers



35 The Maltings, Henty Gardens, Chichester, PO19 3DW **£129,950**

A light and spacious first floor retirement flat (served by a lift), facing in a westerly direction and standing in this popular development within walking distance of the city centre.

Entrance hall | Sitting room | Kitchen | Bedroom | Shower room | Electric heating
| Double glazing

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

17 Southgate | Chichester | West Sussex | PO19 1ES

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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 large walk-in storage cupboard.

Sitting/dining room 18'2 x 10'5 (5.54m x 3.18m)

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

With fitted drawers and cupboards, stainless steel sink unit, oven, hob, space for fridge freezer and plumbing for a dishwasher.

Bedroom 13'9 x 8'9 (4.19m x 2.67m)

With built-in wardrobes.

Bath or shower room

With shower cubicle, wash basin and WC.

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.

Council tax band

C

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.

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

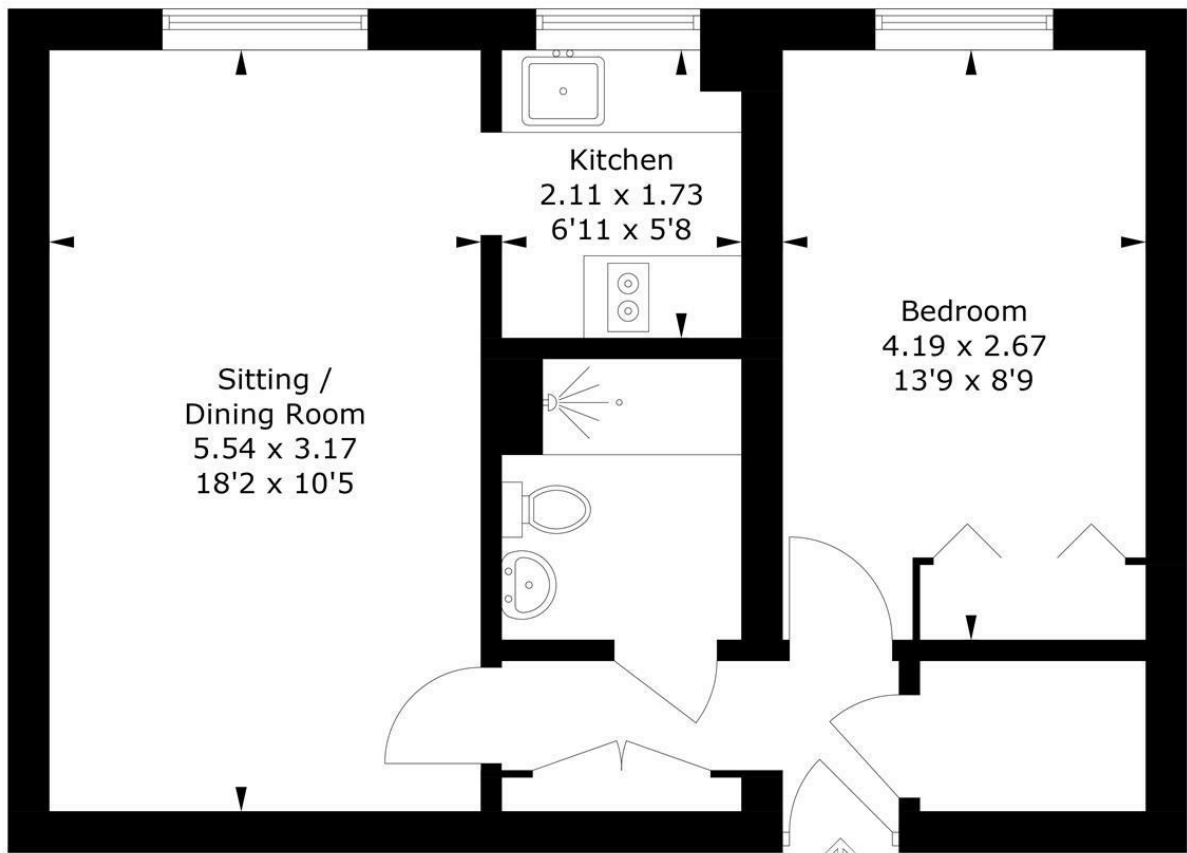
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	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 = 44.5 sq m / 479 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. (ID1072937)