

CHARLES PECK

Sales • Lettings • Valuers



Flat 36, Rose Court St. Cyriacs, Chichester, PO19 1AW **£130,000**

A well presented second floor retirement flat (served by a lift), situated in this popular development within Chichester's City Walls.

NO ONWARD CHAIN

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

Estate Manager | Residents Lounge | Communal gardens | Guest suite | Laundry
facilities | Covered parking for residents (subject to availability)

17 Southgate | Chichester | West Sussex | PO19 1ES

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Location

Rose Court is located on St. Cyriacs and is therefore very well situated for all of the City centre facilities including shops, restaurants and the mainline railway station with services to London Victoria. Chichester is ideally placed for access to both the coast, with sandy beaches around the Witterings and to the open countryside around The Downs with sporting and other activities at Goodwood.

Entrance hall

With two storage cupboards, one housing the water tank.

Sitting room 15'1 x 10'6 (4.60m x 3.20m)

With window, Velux window and radiator.

Kitchen 7'10 x 5'3 (2.39m x 1.60m)

With fitted drawers and cupboards, stainless steel sink unit, ceramic hob, extractor hood, oven and integrated fridge freezer.

Bedroom 11'9 x 8'10 (3.58m x 2.69m)

With window, built-in bedroom furniture and radiator.

Shower room

With large shower cubicle, wash basin, WC, heated towel rail and extractor fan.

Tenure

The property is leasehold with 99 years from 1985. A purchaser would have to ask their solicitor to check these details.

Council tax band

B

Ground rent

£150 per annum. A purchaser would have to ask their solicitor to check these details.

Service charge

£3,421.58 per annum. 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.



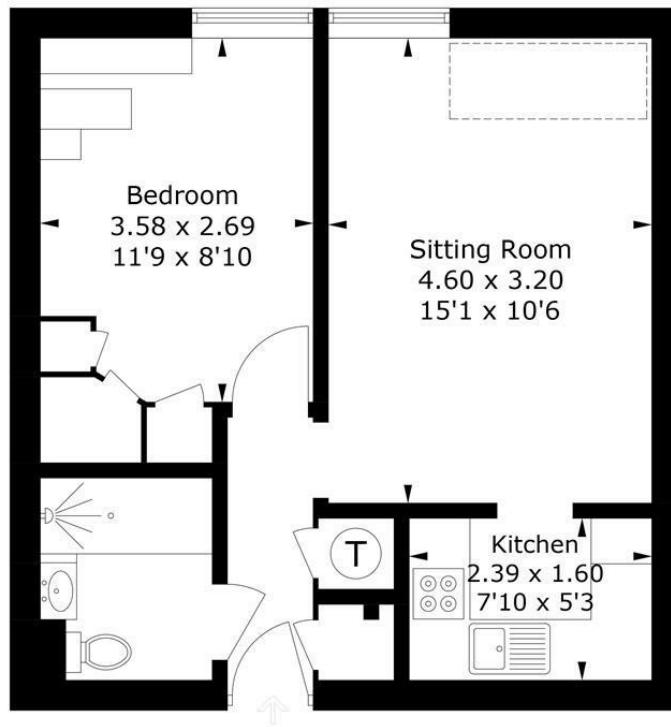
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

St. Cyriacs, PO19

Approximate Gross Internal Area = 38.5 sq m / 414 sq ft



 = Reduced headroom below 1.5m / 5'0



Second 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. (ID1079890)