

# CHARLES PECK

Sales • Lettings • Valuers



## **10 Baxendale Road, Chichester, PO19 6UN** **Guide Price £250,000**

A modern and light multi aspect ground floor apartment with allocated parking, set in a purpose built block located near St. Richards Hospital and just to the north east of Chichester's vibrant city centre.

**NO ONWARD CHAIN**

**Entrance hall | Sitting/Dining room | Kitchen | Two bedrooms | En suite shower room | Bath and shower room | Gas central heating | Double glazing**

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## Location

Baxendale Road is a popular residential road located near the city's hospital and university and is a short walk from most city centre amenities. Chichester's city centre offers many shops, cafes, restaurants, pubs, bars and notable attractions such as The Pallant House Gallery and renowned Festival Theatre along with a mainline rail station offering services to London Victoria. To the north of the city lie the rolling foothills of The South Downs National Park and within the Goodwood Estate. To the south are the beaches of West Wittering and East Head, popular destinations in the summer months.



## Accommodation

The light and well-presented accommodation is arranged over one floor. As you enter there is an entrance hall (with store cupboard), a en-suite master bedroom and a second double bedroom (both bedrooms have ample storage). A large, multi-aspect sitting/dining room with a fitted kitchen just off this space complete the accommodation.



## Entrance hall

**Sitting/Dining room 14'3 x 12'8 (4.34m x 3.86m)**

**Kitchen 9'3 x 9'2 (2.82m x 2.79m)**

**Bedroom one 12'11 x 12'4 (3.94m x 3.76m)**

**En suite shower room**

**Bedroom two 9'9 x 7'9 (2.97m x 2.36m)**

**Bath and shower room**

## Outside

There is one allocated parking bay and a communal bin store.

## Tenure

Leasehold with 125 years from January 2006.



## Ground rent

£200 per annum. A purchaser would have to ask their solicitor to check these details.

## Service charge

£1,029 per annum. A purchaser would have to ask their solicitor to check these details.

## Council tax band

B

## 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

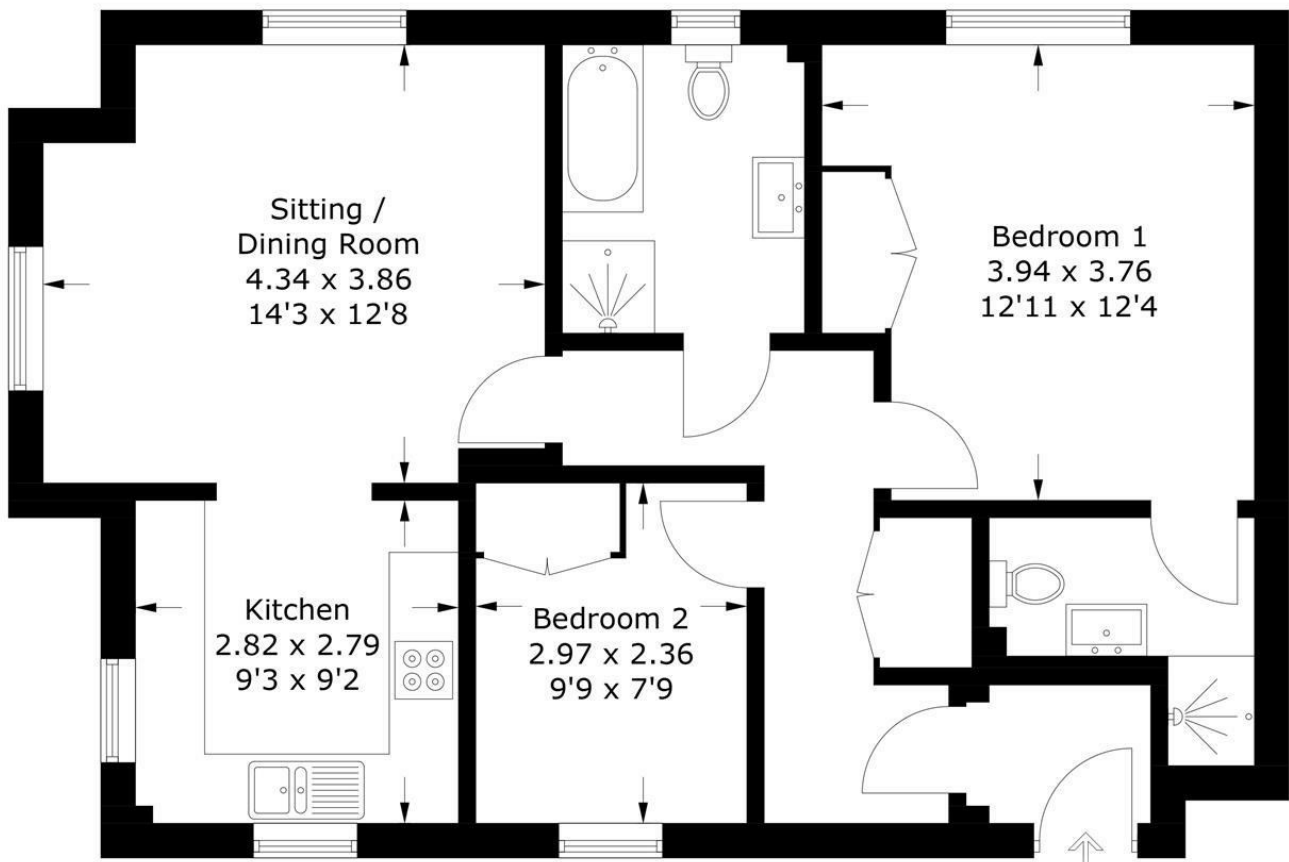
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



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

## Baxendale Road, PO19

Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



### Ground 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. (ID1108615)