

CHARLES PECK

Sales • Lettings • Valuers



15 Providence Place, Chapel Street, Chichester, PO19 1BS **£195,000**

A beautifully presented two bedroom retirement apartment with modern shower room and open plan kitchen.

Entrance hall | Open plan sitting/dining kitchen | Two bedrooms | Shower room |
Modern electric heating | Double glazing

Communal grounds | Laundry facilities | Estate Manager | Guest suite

17 Southgate | Chichester | West Sussex | PO19 1ES

Tel: 01243 816 666 | Fax: 01243 816 505 | Email: homes@charlespeck.co.uk

www.charlespeck.co.uk

Location

The property stands in this central position in Chichester with all the city centre facilities within easy walking distance. Chichester has excellent cultural facilities including Pallant House Gallery, Chichester Festival Theatre and a mainline railway station with services to London Victoria. It is also well placed for access to the coast with beaches at Wittering and in the other direction is The Downs with sporting and other events at Goodwood.

Entrance hall

With large storage cupboard.

Open plan sitting/dining kitchen 18'7 x 10'8 (5.66m x 3.25m)

With window and modern electric radiator.

Modern kitchen 6'10 x 5'6 (2.08m x 1.68m)

Open plan with fitted drawers and cupboards, stainless steel sink, hob, extractor canopy and oven.

Bedroom one 19'0 x 8'9 (5.79m x 2.67m)

With window, modern electric radiator and built-in wardrobes.

Bedroom two 13'11 x 8'10 (4.24m x 2.69m)

With window, modern electric radiator and built-in wardrobes.

Modern shower room

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

Council tax band

C

Tenure

We understand the property to be leasehold for 125 years from 1986. A purchaser would have to ask their solicitor to check these details.

Ground rent

We understand this to be £75 per annum. A purchaser would have to ask their solicitor to check these details.



Maintenance charge

Approximately £3,416.56 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

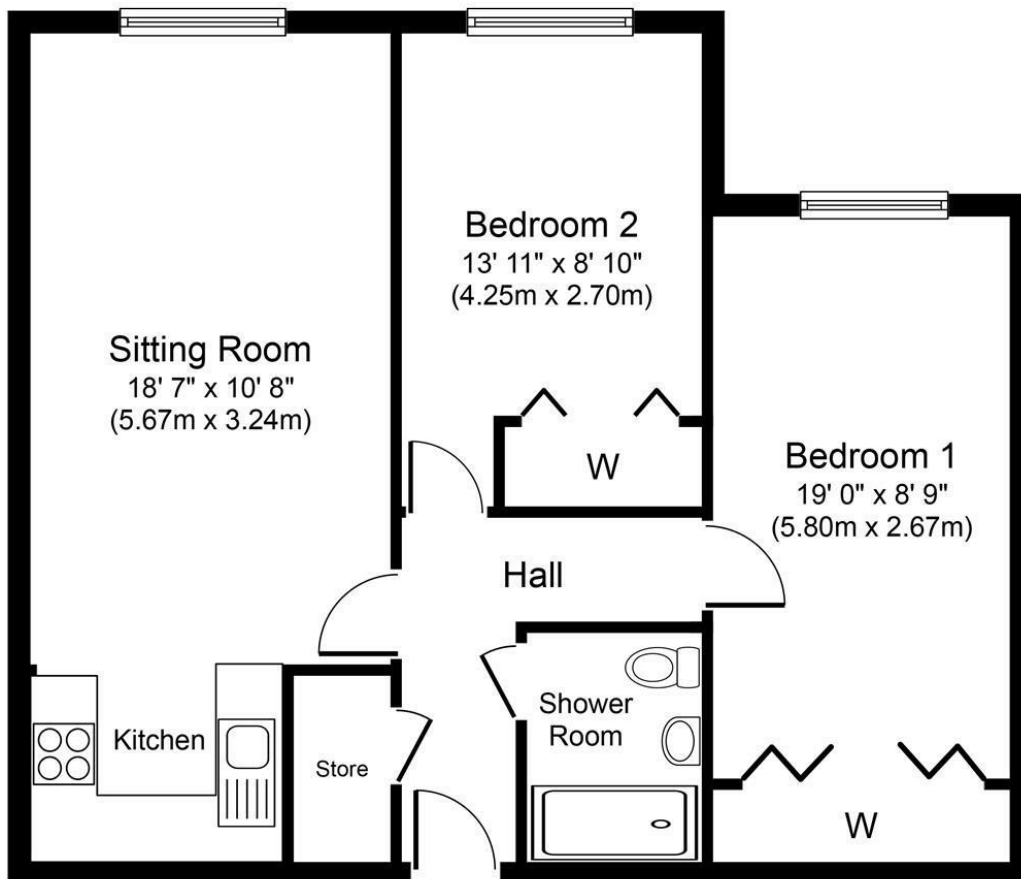
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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		81	
(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 	



Approximate Floor Area
 657 sq. ft.
 (61.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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