



5 Rose Court, Chichester

An age restricted apartment in a central city location



▶ **Ground floor apartment**

▶ **House manager**

▶ **Sitting room**

▶ **Bedroom**

▶ **Age restricted**

▶ **Communal facilities**

▶ **Kitchen**

▶ **Shower room/WC**

A one bedroom ground floor retirement apartment situated just off the main shopping centre and close to the cathedral and North Street, in the heart of the city centre.

The accommodation comprises a sitting room, kitchen, bedroom and a shower room/WC. The kitchen includes a combo oven/microwave, fridge, freezer and washing machine. New carpets were fitted recently.

The property is currently tenanted but there is no forward chain.

There is a resident manager, laundry room, two communal lounges and parking on a first come first served basis (by arrangement with the house manager) as well as visitors' parking. The resident manager is available between 9.00am and 5.00pm Monday to Friday, and 'Careline' is operational out of working hours and at weekends. Emergency pull cords are in all the rooms, with a security intercom in the sitting room.

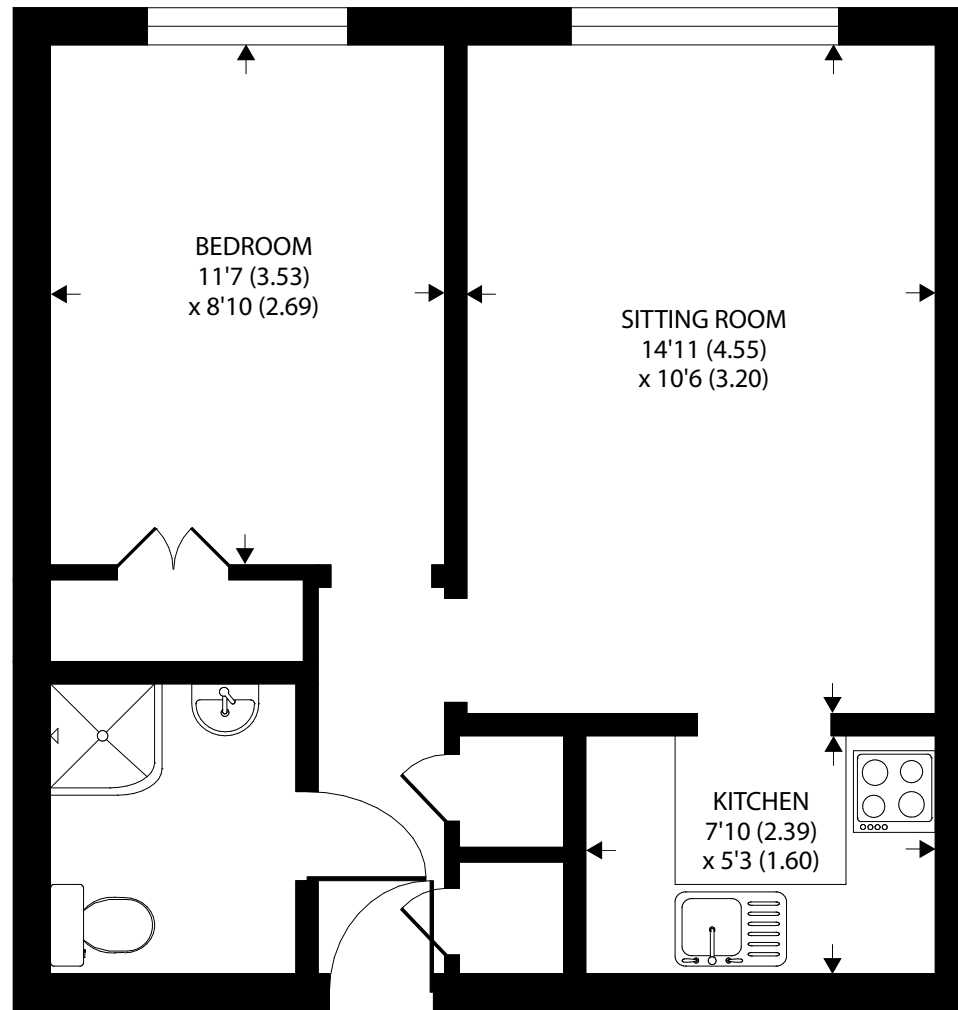
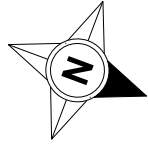
Tenure – leasehold, with approximately 61 years remaining.

Maintenance/service charge - £3,424.56 (year ending 31.3.25)

Ground rent - £37 per quarter

Age restriction - 60+





BEDROOM
11'7 (3.53)
x 8'10 (2.69)

SITTING ROOM
14'11 (4.55)
x 10'6 (3.20)

KITCHEN
7'10 (2.39)
x 5'3 (1.60)

GROUND FLOOR

Approximate Area = 413 sq ft / 38.4 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Located in a central position within the city walls and within easy access of the pedestrian shopping precinct. The cathedral city of Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars, the Festival Theatre and a mainline station to London Victoria. Close by there is the library and regular bus service (outside the cathedral) to Tesco and Sainsburys. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

Directions

Proceed on foot from the city centre cross into West Street with the cathedral on the left, turn right into Chapel Street. Follow the road north and Rose Court will be seen on the right hand side. There is a pay and display car park adjacent or covered visitors parking at the rear of the building.

what3words.com/debit.shaped.above

Chichester District Council - 23/24 Tax Band C 1,883.03



Communal Lounge



Communal Lounge

