



## 48 Byron Court Stockbridge Road, Chichester

Guide Price £125,000



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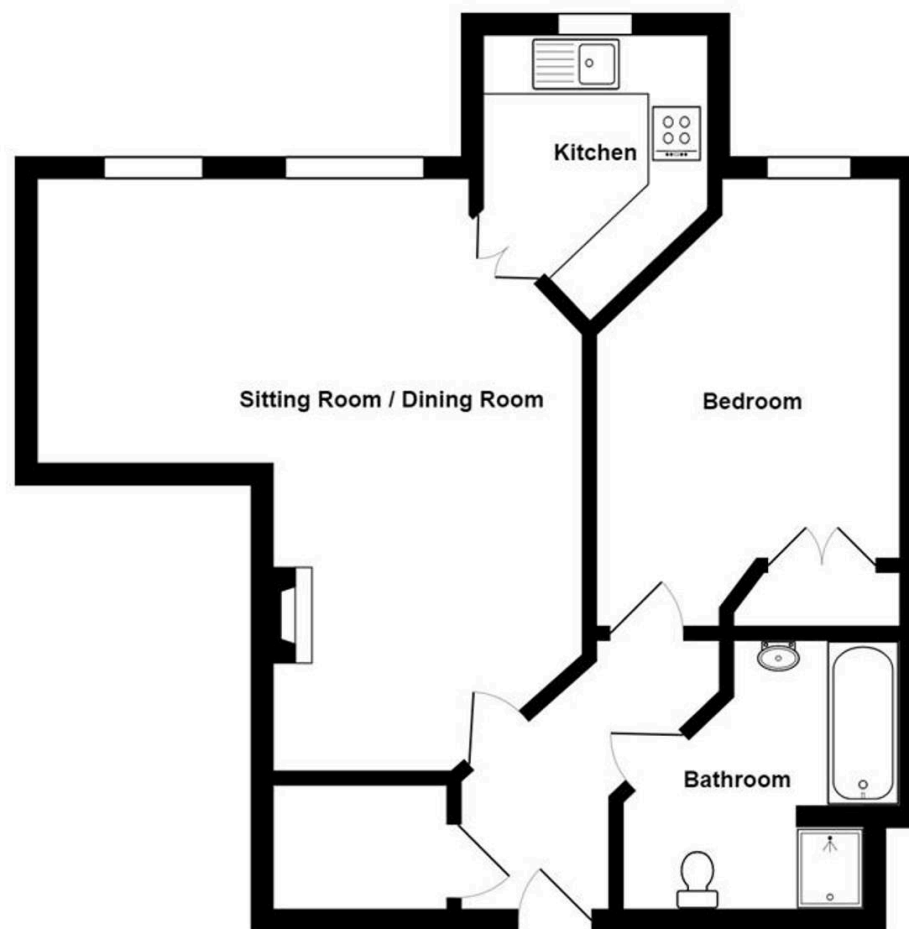
One bedroom second floor retirement apartment close to the city centre.

- Estate Manager
- Table service restaurant
- Full social calendar
- Lift
- Guest suite

A particularly spacious second floor retirement apartment, situated in this sought after development in Chichester. The apartment offers a spacious sitting/dining room, kitchen, a double bedroom with wardrobe and a bathroom.

The features of this prestigious development are the beautifully appointed communal facilities including residents lounge furnished to the standard of a quality hotel, a function room with computer and a dining room where a substantial mid-day meal is served every day. There is also a laundry room with washing and drying machines, the cost of which is included in the service charge and a guest suite for visiting family and friends. In addition to the Estate Manager and assistant Estate Managers who between them provide 24 hour cover, the service charge includes the cleaning of communal areas and an hour per week domestic help for the residents in each apartment. Additional help can be purchased separately as required.





Total Area: 60.2 m<sup>2</sup> ... 648 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**Location** - The property is close to the centre of Chichester with all its facilities including The Festival Theatre, Pallant House Gallery, shops, restaurant and mainline railway station with services to London Victoria. There is a regular bus service from outside the property serving both Chichester and the coast. Goodwood and The Downs are also close by.

Chichester District Council - 24/25 Tax Band C £1,977.87

EPC-B

Lease: 104 years remaining

Service Charge: £8,782.41 pa

Ground Rent: £405 pa

Age: 60+

From Southgate in Chichester, proceed in a southerly direction over the level crossing (adjacent to railway station) and over the traffic lights. Byron Court is a short distance along on the left.

[what3words.com/lunch.audit.sudden](http://what3words.com/lunch.audit.sudden)

**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.

To arrange a viewing call 01243 533377 view details online at

[henryadams.co.uk](http://henryadams.co.uk)

