



## Flat 48, The Maltings Henty Gardens, Chichester

Guide Price £99,999



# Flat 48

The Maltings Henty Gardens, Chichester

A bright southerly facing top floor retirement apartment (served by a lift), situated in this sought after development within walking distance of Chichester centre.

**Service Charge** - We understand this to be £2,770.92 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the Estate Manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. A purchaser would have to ask their solicitor to check these details.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

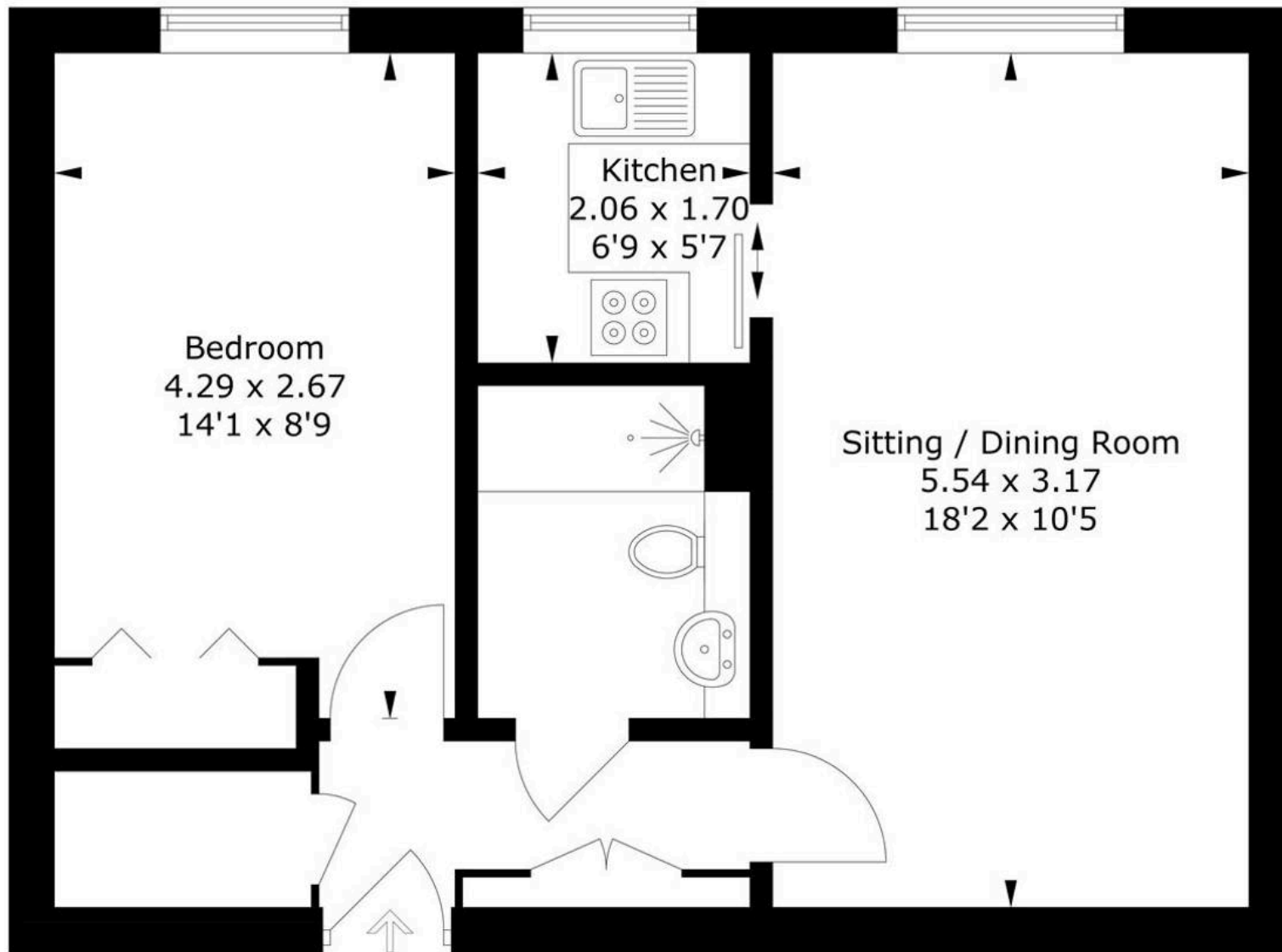
EPC Environmental Impact Rating: C

- A bright southerly facing top floor retirement apartment
- Served by a lift
- Sought after development within walking distance to Chichester City Centre
- Estate Manager
- Residents Lounge
- Communal Gardens
- Laundry Facilities



# Henty Gardens, PO19

Approximate Gross Internal Area = 44.8 sq m / 482 sq ft



## 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. (ID1096257)





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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.