



Flat 48 The Maltings, Henty Gardens, Chichester, PO19 3DW

Guide Price £85,000

Flat 48 The Maltings, Chichester

Sought after retirement development within walking distance to Chichester city centre.

- A bright southerly facing top floor retirement apartment
- Served by a lift
- Double bedroom
- Estate manager
- Residents lounge
- Communal gardens
- Laundry facilities

A bright southerly facing top floor retirement apartment (served by a lift), spacious sitting/dining room with sliding door into the kitchen. There is a double bedroom with built-in wardrobe and a modern shower room.

Residents have exclusive access to a communal lounge, perfect for social gatherings and building a sense of community. Outside, well-kept communal gardens provide a serene setting for leisurely strolls and enjoying the outdoors. Laundry facilities are conveniently located on-site, offering added convenience for residents.

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-C

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.

Lease: 58 years remaining

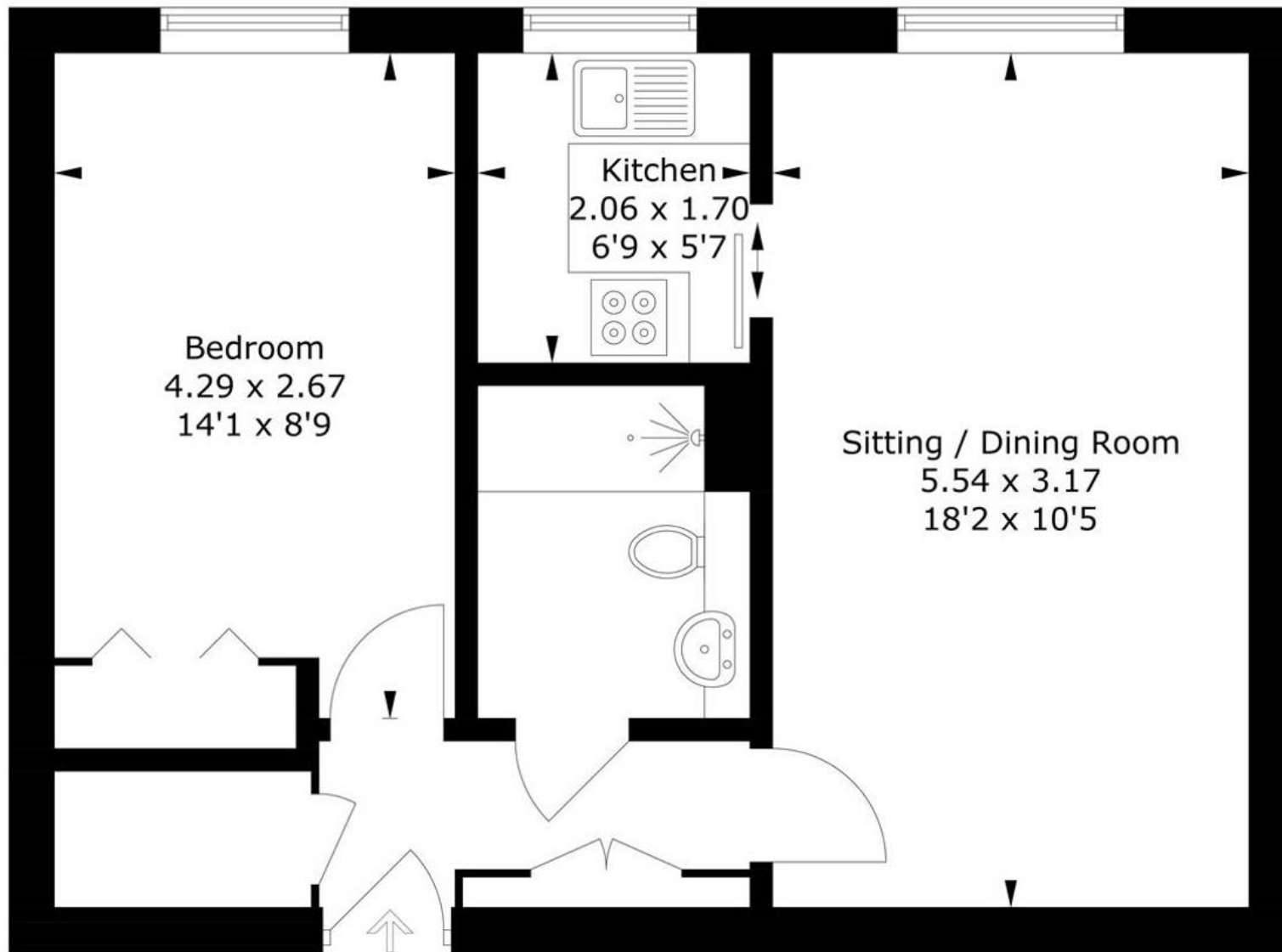
Ground Rent: £200 pa

Age Restriction: 65+ for men 60+ for women



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)

Location - A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

Directions - From the end of West Street proceed straight over the roundabout into Westgate. Take the first turning on the right into Henty Gardens and follow the road round to the right where the apartment block is on the left. What3words - closer.couches.blocks

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

