



Flat 27 Rose Court, St. Cyriacs, Chichester, PO19 1AW

Starting Bid £45,000

Flat 27 Rose Court, Chichester

A first floor retirement apartment situated in the heart of the city centre, just a few steps from the shopping precinct.

- Sold via Secure Sale online bidding
- Immediate 'Exchange of Contracts' available
- First floor retirement apartment
- West facing
- City centre location
- Bedroom and shower room
- Resident manager and out of hours careline service
- Communal lounge, gardens and laundry room

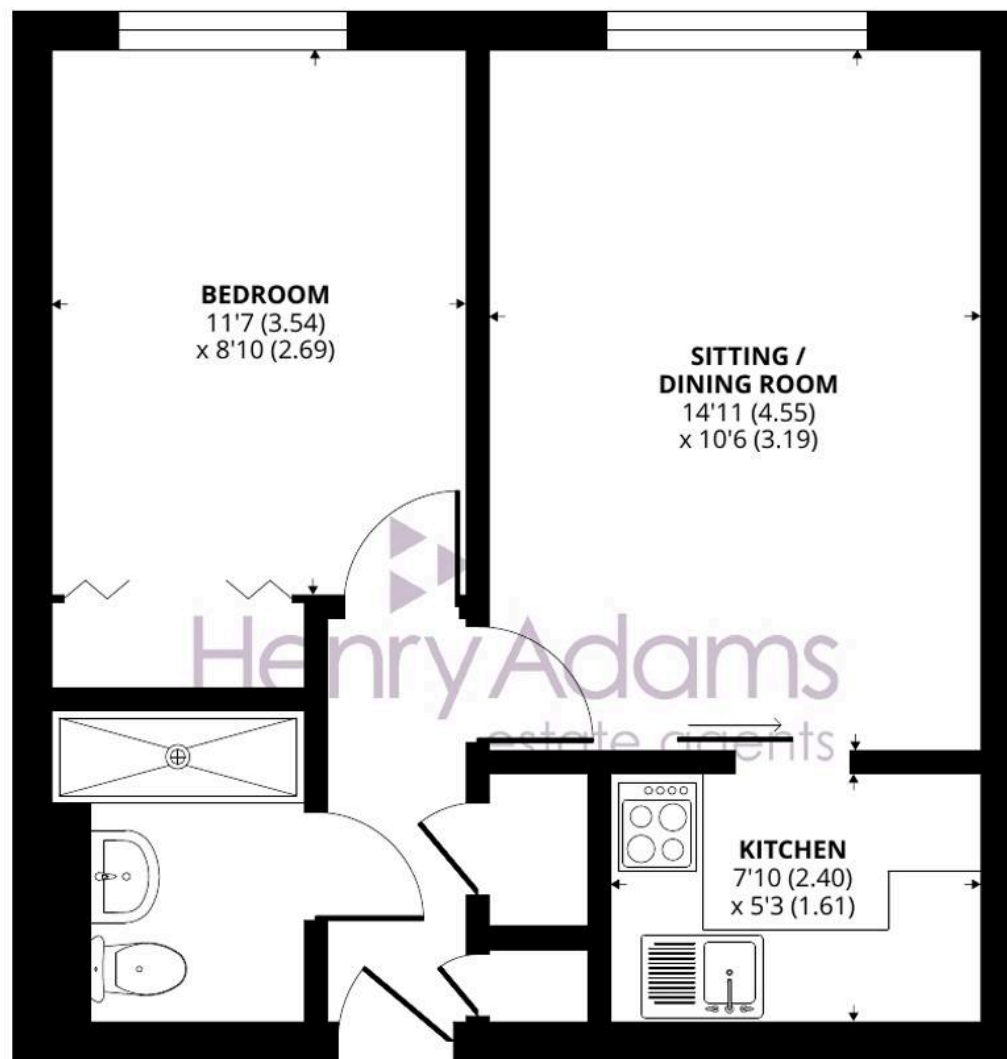
Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000

The property has a delightful west facing sitting room and is open plan to a stylish modern kitchen which includes electric oven, ceramic hob, cooker hood and upright fridge/freezer. There is a bedroom and a modern shower room.

Rose Court has a resident manager and out of hours 'Careline' so twenty-four hours emergency assistance is available. All rooms have emergency pull cords.

On the ground floor there is a residents' lounge and kitchen and a lift to all floors. On the first floor there is a large landing/drawing room which provides a pleasant area to relax in. On the same floor there is a communal laundry. Parking is available on a first come first served basis, in a car barn at the rear of the building.





FIRST FLOOR

Approximate Area = 410 sq ft / 38 sq m

For identification only - Not to scale



Location - Located in the sought after Parklands area of Chichester, close to countryside and the Centurion Way cycle path, linking West Dean and Chichester, nearby there is a parade of local shops, primary and secondary schools. The city centre offers excellent high street shopping, many fashionable restaurants, cafes and bars, Festival Theatre and a mainline station to London Victoria. Goodwood 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. There are excellent sailing facilities around Chichester Harbour and water sports from the beaches at West Wittering. The area is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs and around the harbour.

Lease: TBC

Service charge: £3,344 pa

Ground rent: £75 pa

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

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 - spared.lied.rinse

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

