



-  Retirement Apartment – Over 55's
-  Ground Floor Position
-  One Double Bedrooms

-  Modern Kitchen & Wet Room
-  Patio
-  No Chain

**Price: £132,500** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008







Regency Gardens is a development of purpose built, luxury retirement apartments, providing features such as an On Site House Manager, lifts to all floors, residents lounge, communal kitchen, laundry room and well maintained communal gardens.

This apartment is positioned on the ground floor, installed with double glazing, night storage heaters and briefly comprises: Private Hall, 23' Lounge/Dining Room with patio doors leading to a Patio, Fitted Kitchen (with integrated oven, microwave, fridge and freezer etc), 15' Bedroom and a Modern Wet Room.

Outside, there are well maintained communal gardens.

Regency Court is located to the corner of Park Road West and Albert Road, overlooking Hesketh Park and conveniently placed for access to local shopping facilities at Queens Road and public transport facilities. The Promenade, beach and town centre are all readily accessible.





## Ground Floor:

### Communal Entrance

### Hall

**Walk In Store** - 1.73m x 0.89m (5'8" x 2'11")

**Lounge/Dining Room** - 7.11m x 3.78m (23'4" x 12'5")

**Patio** - 2.57m x 1.22m (8'5" x 4'0")

**Kitchen** - 2.87m x 1.75m (9'5" x 5'9")

**Bedroom** - 4.83m x 3.48m (15'10" x 11'5")

**Wet Room** - 2.18m x 2.01m (7'2" x 6'7")

**Outside:** There are well maintained communal gardens.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B

**Tenure:** Leasehold for the residue of a term of 125 years from 1st January 2005 subject to an annual ground rent of £120 which increases each 25 year period by 25%.

**Service Charge:** There is an annual service charge of £1,813.12 as a contribution towards communal cleaning and electricity, management fees, fire alarms and equipment, House Manager, Building Insurance, general maintenance, gardening, lift maintenance and laundry costs etc

### Communal Facilities:

Resident House Manager  
Residents Lounge with adjacent Kitchen  
Two Guest Suites (subject to availability and booking fee)  
Three Laundry Rooms including washing machines, tumble dryers and sinks  
Two eight person passenger lifts  
Communal Gardens

Two refuse chute access points on each floor

### Security:

There is a "Speak and See" video entry system to the main entrance, all apartments have a call point in the main rooms giving a 24 hour emergency call system direct to the house manager and/or call centre should assistance be needed.

**Mobile Phone Signal:** Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

**Broadband:** Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

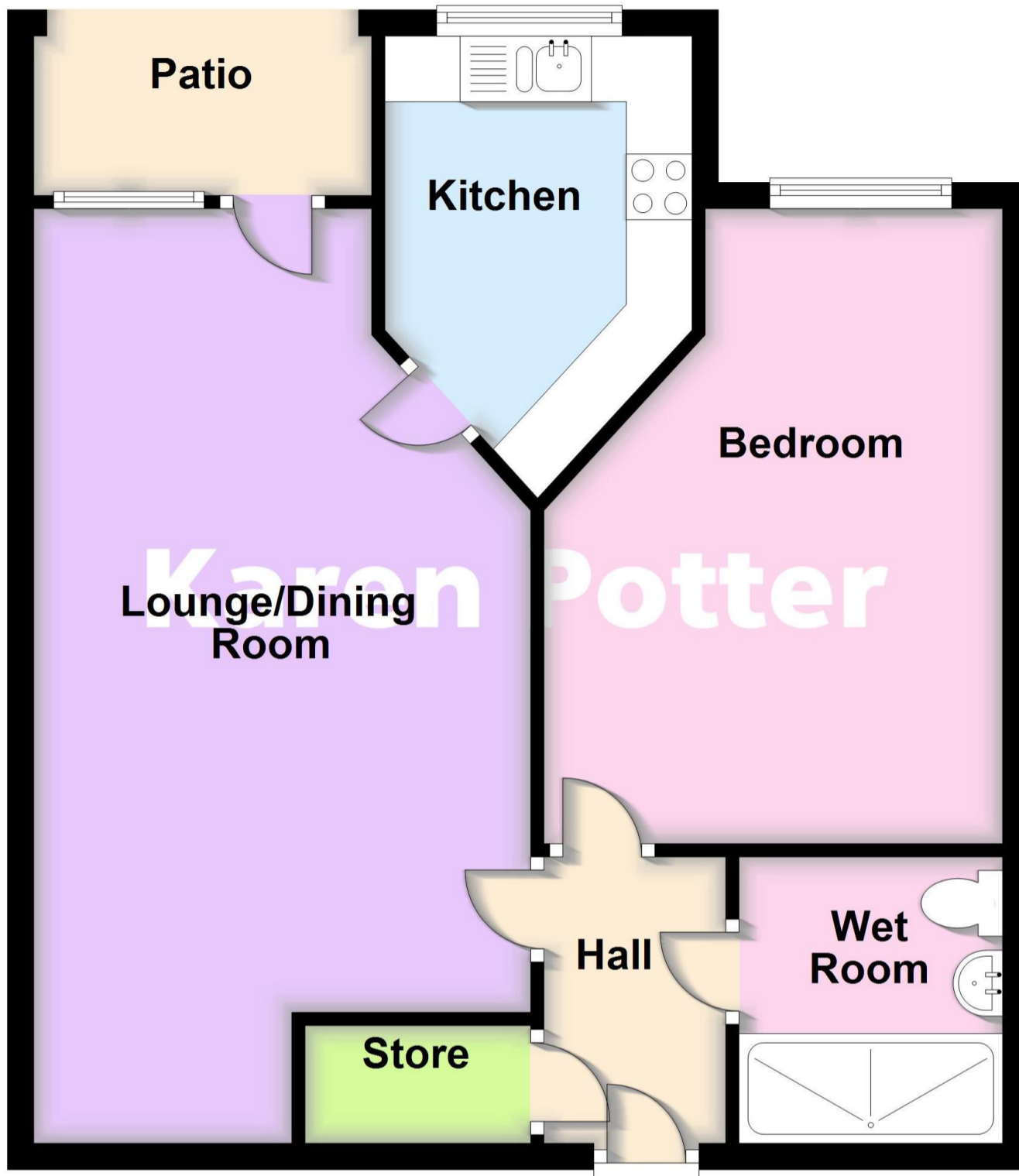
**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Ground Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total area: approx. 59.0 sq. metres (635.1 sq. feet)

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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