



-  Retirement Flat – Over 60's
-  Second Floor – Lift Access
-  One Double Bedroom

-  Modern Shower Room
-  Churchtown Location
-  No Chain

Price: £50,000 Subject to Contract

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



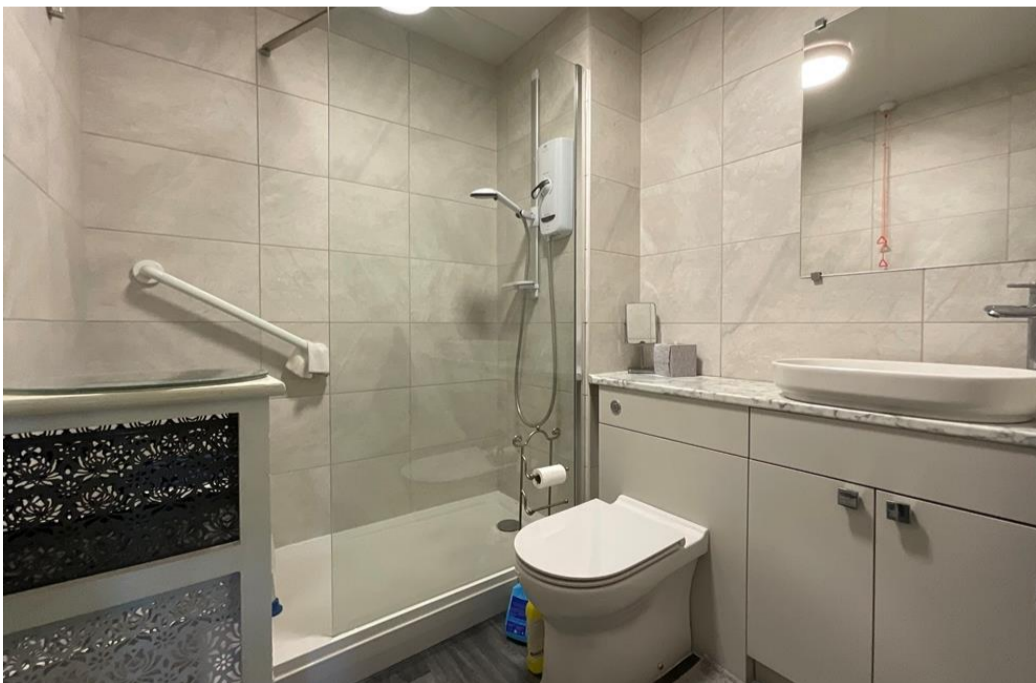


AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this second floor retirement flat, offered for sale with no onward chain and conveniently located for access to the amenities of Churchtown Village.

In the opinion of the Agents, the apartment offers well presented, attractively planned and generously proportioned accommodation.

Accessed via lift or stairwell, the flat is installed with upvc double glazing and electric heating comprising Private Hall with storage cupboard, rear Lounge with Dining Area, fitted Kitchen, double Bedroom and modern Shower Room.

The sale of the flats are specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the benefit of alarm units throughout the apartment to call the House Manager or, out of hours, a central care-line centre.



Ground Floor:

Communal Entrance: with staircase and lift to all floors

Second Floor:

Hall

Lounge-Dining Room - 4.72m x 3.15m (15'6" x 10'4")

Kitchen - 2.13m x 2.13m (7'0" x 7'0")

Bedroom - 3.4m x 2.72m (11'2" x 8'11")

Shower Room - 2.13m x 1.85m (7'0" x 6'1")

Outside: The development stands in well maintained, established communal gardens with extensive lawn and well stocked shrub borders to the rear. Car parking- if a space is available it can be rented for £280 per annum from the managing agents.

Tenure: Leasehold for a residue term of 125 years from 1st January 1989 with a ground rent of £135 per annum

Service Charge: The service charge, sinking fund contribution and buildings insurance contribution amounts to £2,569 per annum.

Note: Please note there is an age restriction in place and residents must be a minimum of 60 years of age. The lease requires the residents meet the minimum age limit and they are capable of living an independent life, to ensure these terms are met and in order to consent to an assignment of the lease, prospective purchasers need to meet with a representative of Commerson prior to any exchange of contracts.

Transfer Fee: On the future sale of the property the seller is responsible for an assignment fee of 1 & 1/2% of the gross sales price, and a contribution to the sinking fund of 0.5% of the sellers original purchase price multiplied by the length of ownership to the date of sale. (Commerson Estates Management)

Mobile Phone Signal: Check signal strengths here: <https://www.signalchecker.co.uk/>

Broadband: Check the availability here: <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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Second Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Total area: approx. 40.1 sq. metres (431.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		101
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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