

£55,000
Subject to contract





AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED of this first floor retirement apartment which is conveniently located for access to Churchtown Shopping Village. In the opinion of the Agents, the apartment offers well presented, attractively planned and generously proportioned accommodation.

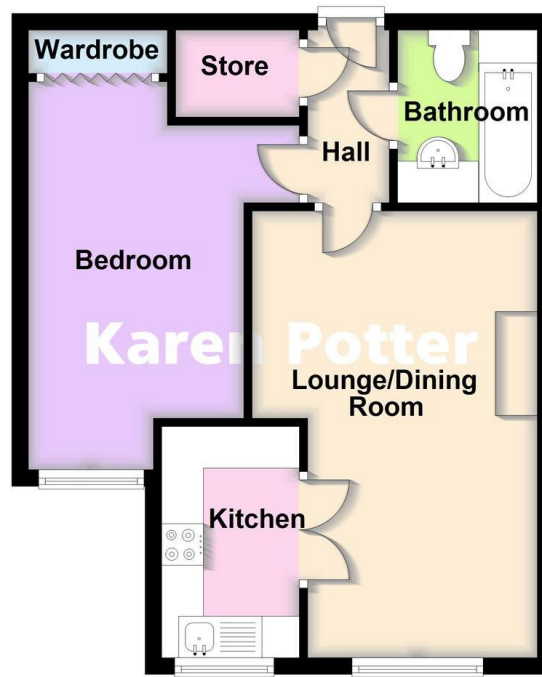
The apartment offers a sunny, south facing aspect is installed with upvc double glazing and electric heating, briefly comprising: Private Hall with storage cupboard, Front Lounge with Dining Area, Fitted Kitchen, double Bedroom and Bathroom. There are a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge.

The sale of the apartments 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.



First Floor

Approx. 42.5 sq. metres (458.0 sq. feet)



Total area: approx. 42.5 sq. metres (458.0 sq. feet)



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01704 500 008

Ground Floor:

Communal Entrance

First Floor:

Hall

Lounge/ Dining Room - 5.38m x 3.43m overall (17'8" x 11'3")

Kitchen - 2.77m x 1.65m (9'1" x 5'5")

Bedroom - 5.28m into wardrobes x 2.59m overall (17'4" x 8'6")

Bathroom - 2.08m x 1.68m (6'10" x 5'6")

Outside:

There are well maintained communal gardens adjoining the development and resident car parking on a first come, first served basis.

Communal Facilities

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Council Tax:

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

Tenure:

Leasehold for a period of 125 years from 1st August 1998 with a ground rent of £559.86 per annum, Lease expiry (1/8/2123)

Service Charge

The current service charge (accurate as of October 2025) amounts to 3,184.02 per annum as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line, gardening, window cleaning, managing agents' fees, lift and general maintenance.

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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