



1 ABONA COURT,  
SEAMILLS, BS9 2DY

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GOODMAN  
& LILLEY



### Leasehold Information

125 years from and including 16th May 2006  
Current Service Charge: £321.28 per month  
Current Ground Rent: £349.56 per annum

### Communal Entrance

Via entry system, stairs or lift to first floor.

### Hall

Door into hallway, airing cupboard, doors to all rooms.

### Shower Room

Double glazed window to side aspect. Low level wc, sink, shower with folding seat, hand rails, wall heater.

### Lounge

Double glazed window and door to rear aspect, storage heater, cupboard, electric coal effect fire.

### Bedroom

Window to rear aspect,

### Kitchen

Double glazed window to front aspect which looks out onto the corridor. fitted with a range of wall and base units with roll top work surfaces. stainless steel electric hob with extractor fan over, electric oven. Stainless steel sink with mixer tap over. Integrated washer/dryer, Integrated fridge and freezer.

### Communal Areas

There are communal lounge and gardens, guest rooms and

parking. It benefits from a lovely community feel with regular events and the nearby community café and shops are nearby.

### Communal Gardens

There are gardens surrounding the building where you can sit and enjoy the sunshine.

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- Ground Floor Retirement Apartment
  - Fitted Kitchen
  - No Onward Chain
  - Spacious Double Bedroom
  - Open Plan Living/Dining Room
  - Highly Desirable Retirement Development

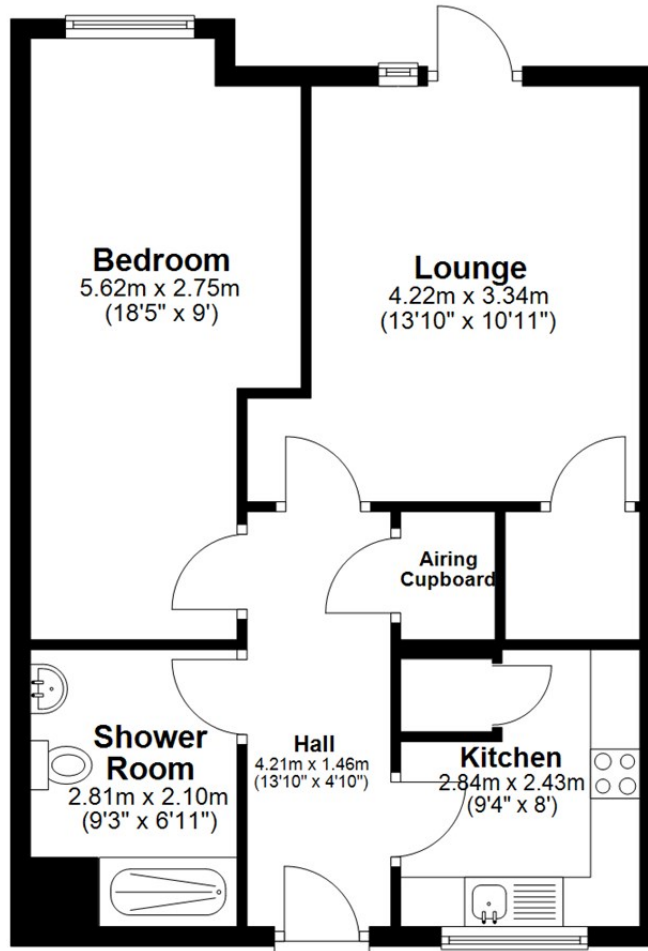


GUIDE PRICE £115,000



## Ground Floor

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 sq. feet)

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