





Enjoy the security and peace of mind in this spacious recently redecorated one-bedroom first floor retirement apartment. There is a good sized sitting room benefitting from plenty of light from the Juliet balcony with great views over the gardens. Further accommodation includes a kitchen, modern shower room and a large bedroom with built-in mirror fronted wardrobe. Benefitting from lifts to all floors, emergency call cords in all rooms and a house manager on site. Situated in beautiful grounds with seating areas, private parking and close to the town centre. Shops are within walking distance. Laundry room on site and guest suite available for family visitors. Call us now to book your viewing today!

Entrance Hall

6' 9" x 5' 2" (2.06m x 1.57m)

With built in cupboard, entry phone system

Sitting Room/Dining Room

17' 8" x 11' 1" (5.38m x 3.38m)

With Juliette Balcony, electric feature fire, storage heaters, double doors to kitchen

Kitchen

9' 0" x 5' 9" (2.74m x 1.75m)

Fitted with a range of matching wall and base level units with drawers and work surfaces over, inset sink unit and drainer, integral oven and ceramic hob with extractor over, space for appliances

Bedroom

15' 6" x 8' 8" (4.72m x 2.64m)

With built in mirror fronted wardrobes, electric heater

Shower Room

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

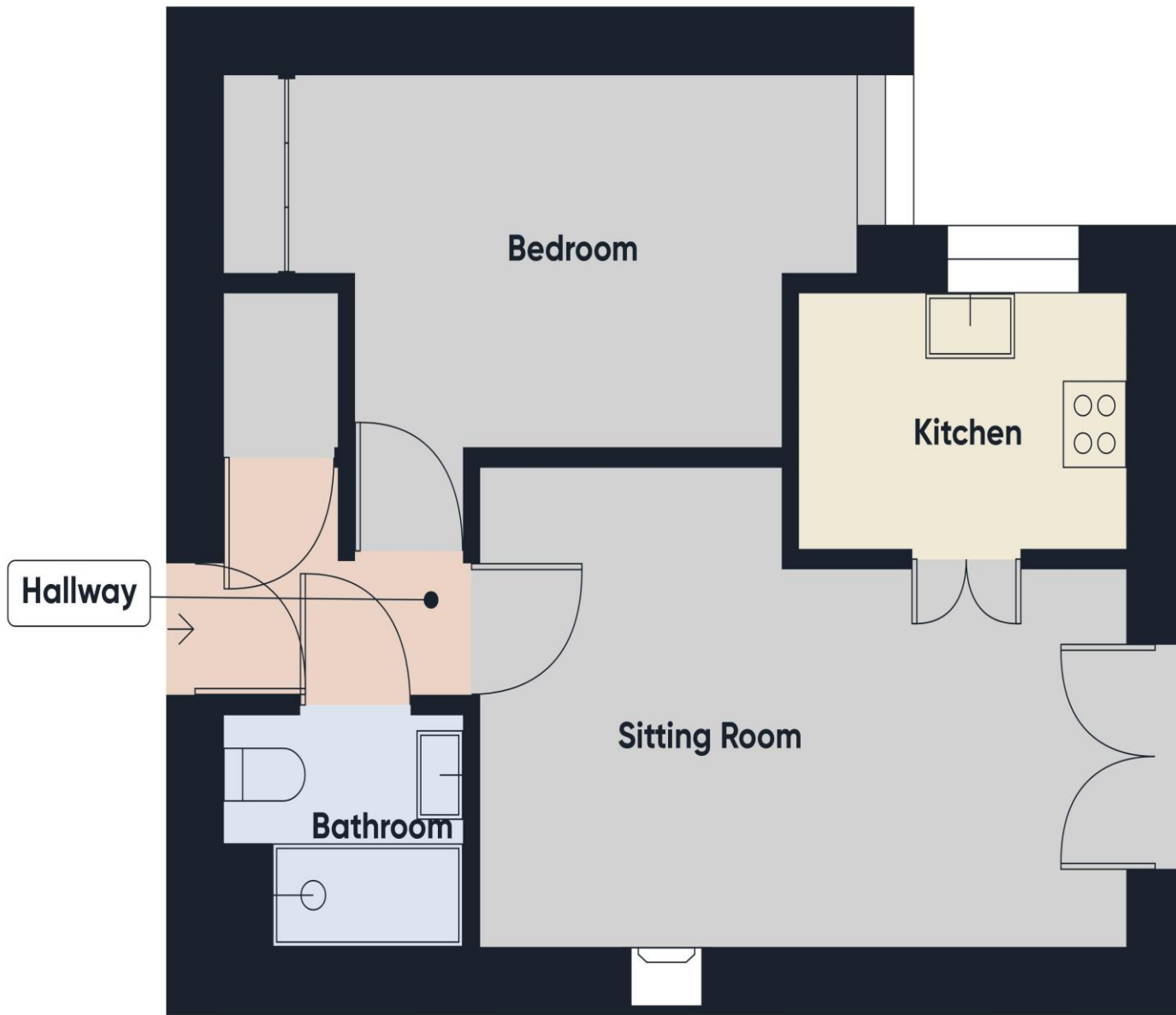
With fitted suite comprising shower cubicle, low level W.C, wash hand basin, heated towel rail.


Outside

There is residents parking to the front of the property. Landscaped and beautifully maintained gardens surround Lacy Court offering seating areas. Covered store area for scooters and power supplied.

Agent's Note

Length of Lease: 125 Years From 1 March 2003 with 104 years remaining. Service Charge: £3534.64 per annum Ground Rent: £182.50 for 6 months. Secure entry to building, emergency call cords in every room and elevator to all floors, communal lounge, kitchen and laundry room. The main building has been recently decorated and new carpets in the communal rooms



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.