





If you are looking for a retirement community close to excellent amenities and its own train station, this well-presented home could be just what you're looking for. The property features a stylish kitchen, large sitting/dining room with French doors to the enclosed courtyard garden. The home benefit from a modern downstairs shower room and plenty of storage. Leading up to the first floor with a stairlift for easy access are two generous-sized bedrooms and a contemporary family bathroom. Located in a small development of warden-assisted properties, exclusively for the over 55s there are emergency pull cords located throughout. This well presented home is ready to be made into your new retirement home. Call to book your viewing today!

Entrance Hallway

11' 6" x 4' 11" (3.50m x 1.50m)

Generous size hallway with understairs storage and second cupboard. Stairs leading to first floor, radiator.

Kitchen

9' 1" x 8' 0" (2.77m x 2.44m)

Boasts a modern, stylish kitchen with wall and base cupboards and drawer units. Ample worktop space over with inset sink unit and mixer tap. Built-in oven, induction hob with an extractor hood above. There is space for a fridge freezer plumbing for a washing machine. Window to the front aspect.

Sitting/Dining Room

17' 10" x 15' 7" (5.43m x 4.75m)

A spacious room highlighted by a feature fireplace with an inset electric fire. Double doors open to the courtyard garden and a rear window allows plenty of natural light. Radiator

Shower Room

7' 6" x 4' 6" (2.28m x 1.37m)

Contemporary suite comprising of corner shower cubicle with wall to floor tiles. WC, sink and shaver point over mirror. Towel heater.

Landing

15' 5" x 6' 3" (4.70m x 1.90m)

Airing cupboard hosting the boiler.

Bedroom 1

15' 6" x 13' 5" (4.72m x 4.09m)

Generous double bedroom with fitted wardrobes window to rear aspect. Radiator

Bedroom 2

13' 8" x 9' 0" (4.16m x 2.74m)

Good size double bedroom with fitted wardrobe. Window to front. Radiator.

Bathroom

7' 6" x 8' 0" (2.28m x 2.44m)

The modern suite comprises of a WC, sink, and bath with a handheld shower. It includes a heated towel rail, window to the front and a skylight for natural light.

Outside

Front garden

Paved path leading to entrance.

Rear Garden

South facing paved garden, surrounded by fencing with small shed, shingle border and gated access.

Parking

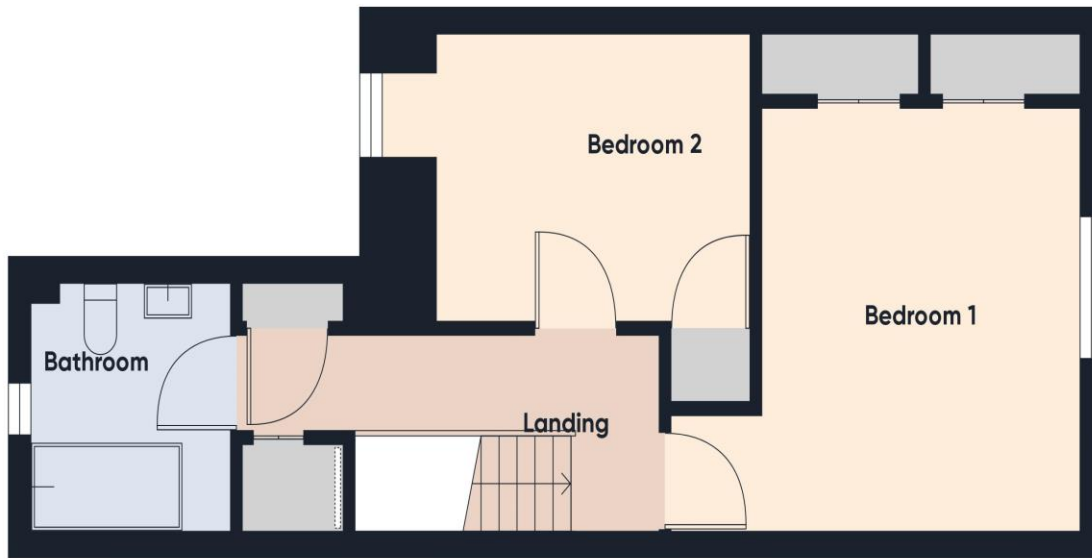
Allocated space for one car.

Agent's Notes

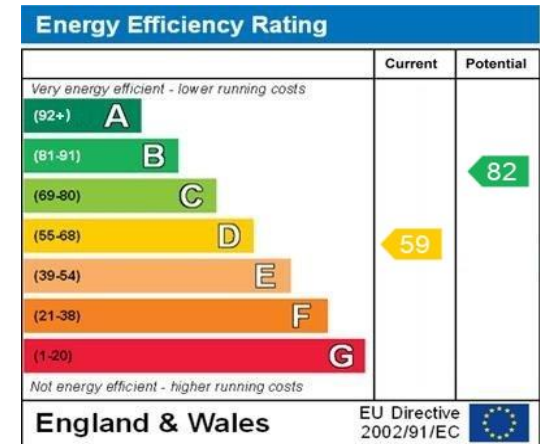
Warden-assisted property, exclusively for the over 55s with emergency pull cords located throughout and stairlift. The remaining lease is 71 years and expires 15/07/2095 The service charge is currently £85.55 per month including ground rent.



Ground Floor



Floor 1



WWW.EPC4U.COM

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.