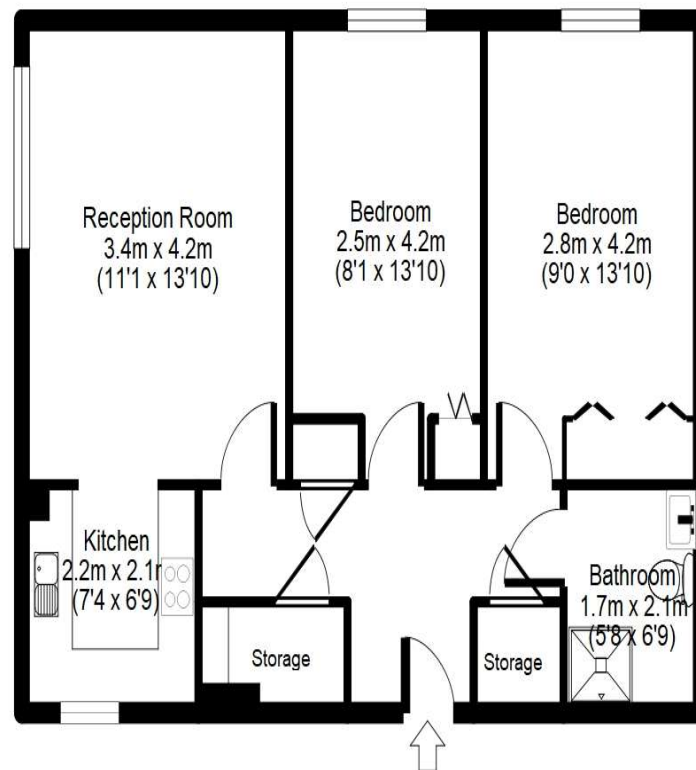


The Ridgeway, Codicote, SG4

APPROX GROSS INTERNAL FLOOR AREA: 585 sq. ft / 54 sq. m



For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	74	74
(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	

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

The Ridgeway, Codicote Leasehold Price £159,950



THIS RARELY AVAILABLE TWO BEDROOM APARTMENT FOR OVER 60'S, set in an attractive modern purpose built complex with landscaped communal gardens.

- TWO BEDROOM RETIREMENT APARTMENT
- LIFT ACCESS
- NEWLY INSTALLED HEATING
- PURPOSE BUILT RETIREMENT COMPLEX
- LOUNGE
- KITCHEN
- SHOWER ROOM
- STORAGE CUPBOARDS
- COMMUNAL GARDENS
- EER: C





Ground Floor Entrance

Main doors to entrance hall with secure entry system, stairs and lift to first floor, communal laundry room.

Second Floor Hallway

Second floor hallway with security front door leading to apartment.

Entrance Hall

Fitted carpet, pendant light, electric heater, storage cupboards, doors leading to:

Lounge

Fitted carpet, wall lights, electric heater, feature fire place, power points, casement window, opening to kitchen.

Kitchen

Fitted base and wall units, fitted work surface, fitted sink with drainer and mixer tap over, electric oven with extractor hood over, washing machine space, vinyl flooring, part tiled walls, spot light, casement window.

First Bedroom

Fitted carpet, wall lights, power points, electric heater, casement window, built in wardrobe.

Second Bedroom

Fitted carpet, wall lights, electric heater, casement window, built in wardrobe.

Shower Room

Fitted hand wash basin with mixer tap over, low level W/C, walk in shower cubicle with electric shower, heated towel rail, vinyl flooring, tiled walls, shaving point, strip light.

Further Details

The property is Leasehold
Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.