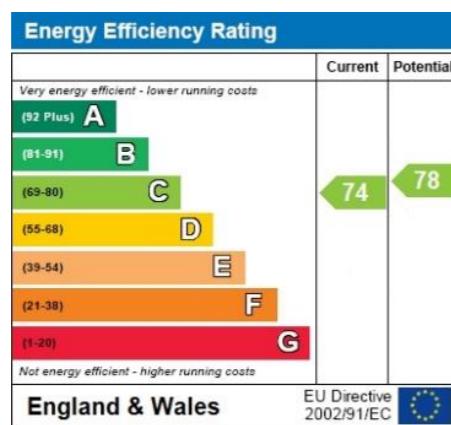
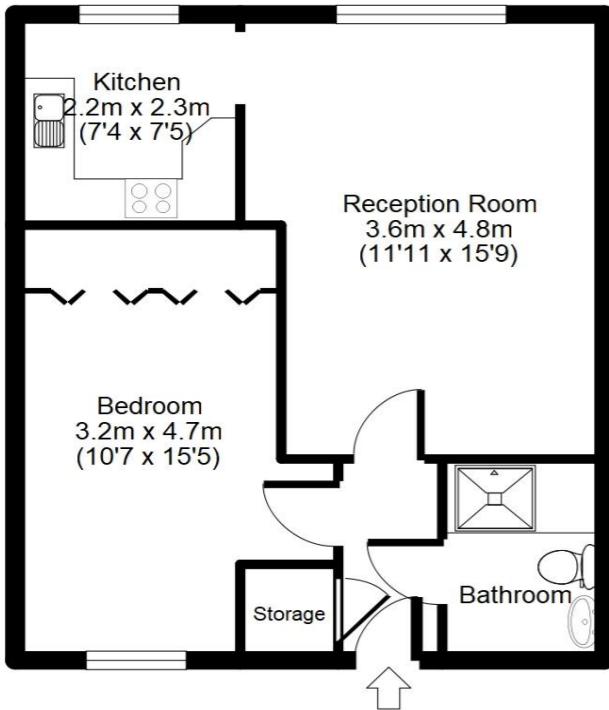


## Pond Court, The Ridgeway, SG4

APPROX GROSS INTERNAL FLOOR AREA: 443 sq. ft / 41 sq. m



For identification purposes only  
Measurements are not to scale

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  
particular 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.

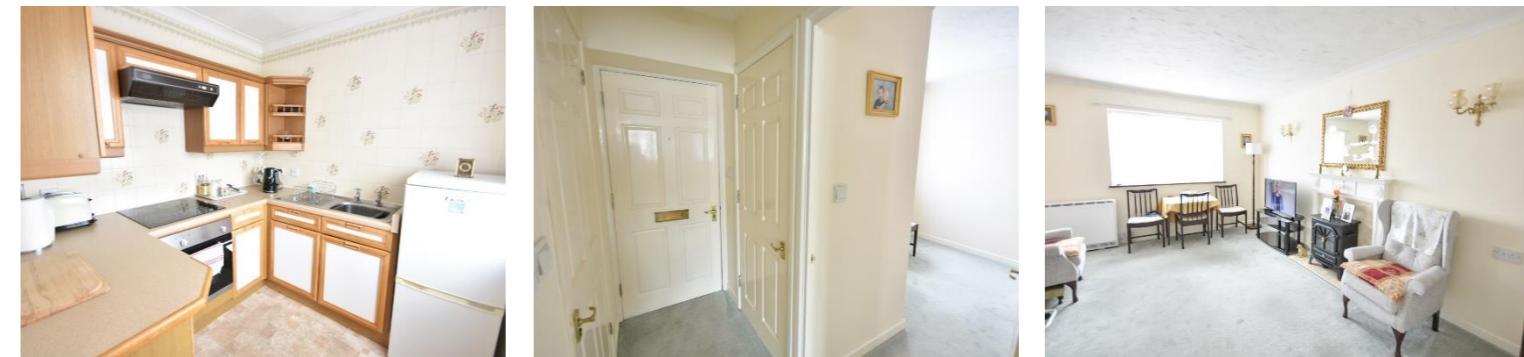
## The Ridgeway, Codicote Leasehold Price £120,000



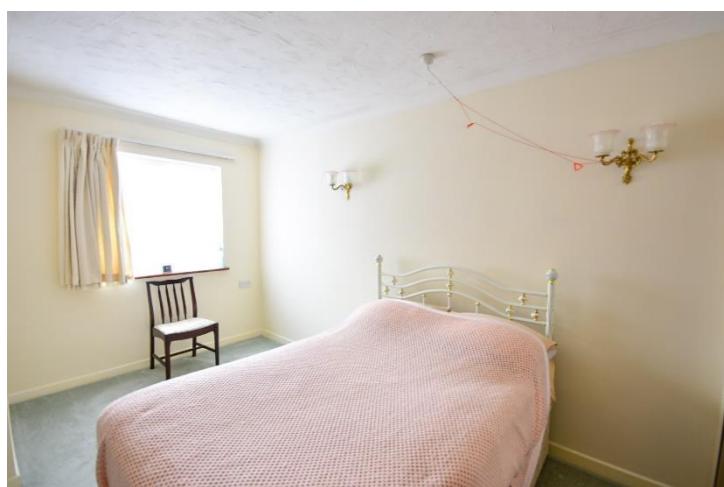
**raineandco.**  
ESTATE AGENTS

OFFERED CHAIN FREE THIS ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT set in an attractive modern purpose built complex with landscaped communal gardens.

- FIRST FLOOR RETIREMENT APARTMENT
- ONE BEDROOM WITH FITTED WARDROBES
- BRIGHT LOUNGE
- OPEN PLAN KITCHEN
- SHOWER ROOM
- EMERGENCY CARE ALARM SYSTEM
- LIFT ACCESS
- LANDSCAPED COMMUNAL GARDENS
- NEWLY DECORATED AND CARPETED
- EER: C



# The Ridgeway, Codicote



# The Ridgeway, Codicote

#### Ground Floor Entrance:

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

#### First Floor Hallway with Security Door to Apartment Entrance Hall:

Newly fitted carpet, cupboard housing insulated hot water tank, meters and fuse box, also offering storage space and shelving, doors leading to:

#### Lounge:

Newly fitted carpet, feature marble effect ornamental surround, window overlooking the main entrance, wall mounted radiator, t.v. point, power points, wall lights, leading to:

#### Open Plan Fitted Kitchen:

Comprising a range of matching fitted wall and base units with work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, free standing fridge/freezer, window overlooking main entrance, tiled walls, power points.

#### Bedroom:

Newly fitted carpet, window overlooking the landscaped gardens, one wall comprising mirror fronted fitted wardrobes, wall mounted radiator, wall lights, power points.

#### Shower Room:

Aqualisa "Aqua Stream Thermo" power shower, glazed screen, wash hand basin inset vanity unit with mirror above, low level w.c., wall mounted cabinet, shaver point, fully tiled walls, safety non slip flooring.

#### Communal Gardens:

Well presented landscaped gardens mainly laid to lawn with shrubs, flower beds and mature trees. There is a well stocked ornamental fish pond and seating areas, visitor parking and path leading from the building to a security gated entrance to the village High Street.

#### The Main Building:

Offers the use of the communal residents' lounge with kitchen area and conservatory, resident's manager and lift to all floors.

#### Further Details

The property is Leasehold  
Council Tax Band - Band C

**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.