



LambornHill is delighted to present this beautifully maintained second-floor retirement apartment, available for those aged 55 and over. Offering a 75% shared ownership, this modern property has been thoughtfully designed with full accessibility for wheelchair users and includes state-of-the-art assistive technology to ensure comfort and ease of living.

The apartment features a spacious open-plan lounge/diner and kitchen, two well-proportioned bedrooms, and a wet room with W/C. The lounge opens onto a private balcony, offering lovely views of the landscaped communal gardens. With 115 years remaining on the lease, the property is ready for its next owner to move in and enjoy. The total ground rent and service charge, including the rental cost of the remaining 25% share, is approximately £778 per month, which includes an array of amenities and five meals per week from the on-site restaurant.

The development is equipped with excellent facilities, including a 24-hour care team for residents' peace of mind, a restaurant serving hot meals for residents and visitors, lifts to all floors, a hair salon, and therapy treatment rooms. Additional features include guest suites for visitors, an organised activities room, a communal lounge, and secure mobility scooter storage with charging points.

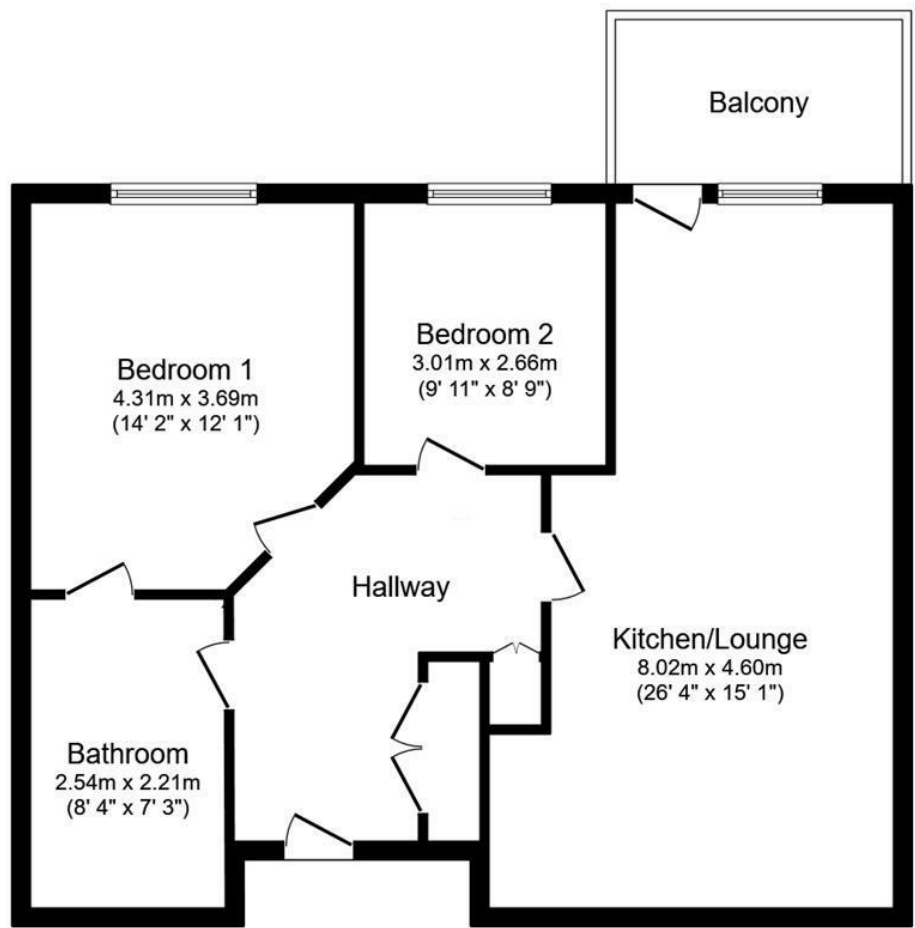
Residents also benefit from beautifully landscaped gardens, creating a tranquil outdoor retreat. Public access to parts of the building, such as the café, restaurant, and hair salon, ensures the community remains lively and sociable. This apartment is perfect for those seeking a supportive and vibrant retirement lifestyle. Contact us today to arrange a viewing!

Guide Price £120,000

- Over 55's
- Modern and Spacious Design
- Extensive Amenities Included ~ £9336 Service Charge Per Annual (£778 Per Month)
- 75% Shared Ownership
- Private South Facing Balcony with Garden Views
- Long Lease
- Sociable Environment
- 'Jack and Jill' En-suite Bathroom
- Council Tax Band B
- EPC Rating Awaited







Floor Plan

Floor area 76.4 sq.m. (822 sq.ft.)

TOTAL: 76.4 sq.m. (822 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.