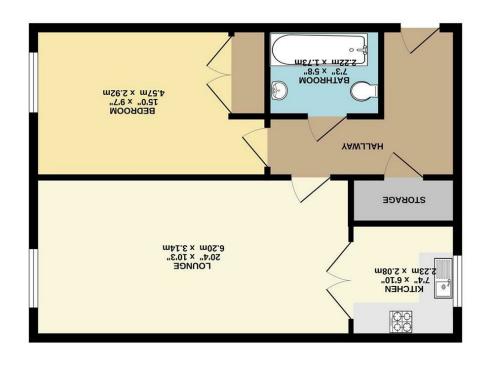


**BONK/FWONTH** Dedictly of the premises and condition / working order of services, plants and equipmen

contract, all measurements are approximate.
Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves to the structural

Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract. Strictly subject to

Whilst every alternat has been made to return the account of the process of the account of the a



THIRD FLOOR 540 sq.ft. (50.2 sq.m.) approx.

## **NAJ9 ROOJ**3





# **MAIN FEATURES**

Over 60's Retirement Apartment

97 Year Lease

Spacious Throughout

One Double Bedroom

Parking & Visitors Spaces

Lift Access To All Floors

Well Presented

Communal Laundry Room

Building Manager

Near To The Beach

#### <u>Area</u>

### **Description**

The apartment is located on the enviable Viscount Court. There is a lift or stair access available from the communal hallway. Stepping into the property you are greeted by the welcoming entrance hall that is light and airy with a large useful store cupboard. The property boasts an impressive reception room which offers ample space for both eating and relaxing. Double doors lead into the separate fitted kitchen that benefits from integrated appliances, generous work-space and a pleasant outlook. Sleeping accommodation consists of a spacious double bedroom which provides ample space for bedroom furniture and storage as well as benefiting from the built in wardrobe. The bedroom is served by the modern bathroom with w/c, basin.

Outside the property benefits from well maintained communal grounds with multiple seating areas as well as both first come first served and visitor

Further benefits include; entry phone system, live in house manager, the use of a communal lounge.

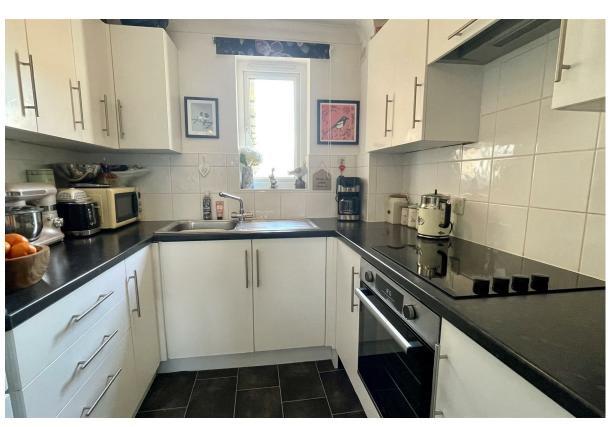
Well presented throughout viewing comes highly recommended to appreciate all this superb apartment has to offer. Sure to be popular early viewing is advised. Call Lovett Estate Agents to arrange your viewing appointment.

### <u>Tenure</u>

Tenure: Leasehold Lease: 97 Years Remaining Ground Rent: £516 per annum Service Charge: Approximately £2,500 per annum EPC: C

Council Tax: C

This information has not been verified and should not be relied upon as statement of fact, but it is given in good faith for guidance only. Applicants should make enquiries to satisfy themselves with regard to any restrictive covenants that may apply.









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