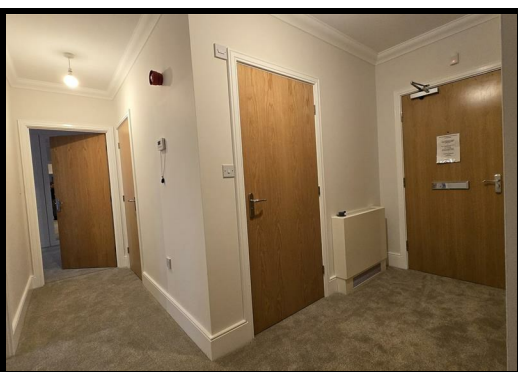




26 Middleton Woods, Middleton Hall Retirement Village, Middleton St. George Offers Over £310,000

Offered For Sale with NO ONWARD CHAIN. We are delighted to offer to the market a luxury and most spacious first floor retirement apartment situated at Middleton Woods within Middleton Hall's award winning grounds. With pleasant views overlooking the Woodland area and offering luxurious accommodation this spacious apartment is comprised of a welcoming entrance hallway, a living room which has been designed to allow space for a dining table, a kitchen, a master bedroom with a large en-suite bathroom, a second bedroom and a shower room. This beautiful apartment has a private balcony overlooking the woodland area. Middleton Hall is a multi-award winning retirement village. The estate, facilities and services offer residents the opportunity to live a rich and fulfilling retirement. Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities including The Health and Wellbeing Centre. A range of innovative accommodation and care services, recognised by the CQC as outstanding is also available allowing the ability to move to a different part of the community if needs change. We recommend viewings at the earliest opportunity to avoid disappointment.



26 Middleton Woods, Middleton Hall Retirement Village, Middleton St. George

General Remarks

Offered For Sale with NO ONWARD CHAIN a luxurious two bedroomed first floor retirement apartment for the over 55's.

Leasehold 125 years from 1st January 2007

Service charges and event fees apply

Operated by Middleton Hall Ltd

Additional care is available within Middleton Hall's care services

Location and Facilities

Middleton Hall is an employee owned, multi-award winning retirement village situated in Middleton St George. It provides a vibrant retirement community for the over 55's, where residents live active and fulfilling lives. Set within 45 acres of woodland and parkland, it boasts extensive facilities both indoors and outdoors and provides a range of hotel style amenities. This includes a restaurant, the Orangery (bar, café and shop) library, art studio and The Health and Wellbeing Centre - a leisure complex including a pool, spa, studio, gym, hairdressing salon and beauty treatment rooms. The grounds include a sports area with an all-weather bowling green, croquet, pitch and putt golf course, a putting green, a boules pitch and Sports Pavilion.

Entrance Hallway

A welcoming entrance hallway with a large cupboard providing useful storage and a hot cupboard which houses the water cylinder and gives access to the boarded loft space.

Living Room / Dining Room

21'1" x 17'10"

The beautifully presented living room is light and airy with a double glazed patio door leading onto a private balcony overlooking the woodland. The property also benefits from fitted carpets, coving to the ceiling and an electric wall fire with a flame effect. The living room is also designed to incorporate a dining area. The kitchen leads off from the living area.

Kitchen

7'4" x 10'11"

The kitchen is fitted with a comprehensive range of modern white wall, floor and drawer units with chrome handles and contrasting worktops incorporating a brushed stainless steel sink with a mixer tap. The kitchen benefits from non slip cushion flooring, recessed halogen lighting to the ceiling, a tumble dryer and a number of integrated appliances including a single eye level oven, hob with overhead extractor hood, a washing machine and a fridge freezer. There are also plenty of double power points for electrical items.

Master Bedroom

17'7" x 10'0"

This double bedroom is warmed by a central heating radiator, is fully carpeted and benefits from two generous built in wardrobes providing useful storage, two double glazed windows, a telephone connection point, TV point, double power points and a 24 hour emergency call system.

En Suite Bathroom

9'4" x 7'4"

The en-suite bathroom is fitted with a contemporary white suite

comprising of an enclosed panelled bath, a wash hand basin, low level WC, a vanity unit with mirrored doors and a towel radiator. The bathroom benefits from non slip cushion flooring.

Second Bedroom / Study

11'5" x 8'4"

A versatile room which could be used as either a bedroom or study and is fully carpeted.

Guest Shower Room

4'9" x 7'4"

The shower room is fitted with a modern suite comprising of a large shower cubicle with shower, a wash hand basin, low level WC and a radiator.

Additional Features

Heating by electric boiler with traditional thermostatically controlled low surface temperature radiators.

Off peak hot water heating with daytime top up when required

UPVC double glazed sealed units with adjustable ventilators to all windows.

Good level of insulation

2 smoke detectors, external lighting, CCTV and an emergency call system to Middleton Hall.

Allocated car parking space

Stairs and fully serviced lift to first floor apartments.

The elegant one and two bedroom retirement apartments in Middleton Woods are substantially larger than typical retirement properties. Situated at the heart of the village in attractive landscaped grounds, the apartments are close to all the community facilities and at the hub of village life.

