

# 38 Village Centre, £350,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa

SF

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EPC - B



## 1 bedroom second floor apartment

Richmond Villages Letcombe Regis is excited to offer this spacious one-bedroom Assisted Living Apartment, located on the second floor of our vibrant village centre. This property stands out with its prime location, showcasing a stunning elevated view over the tranquil lake and nearby nature reserve. Moreover, it is conveniently near the main reception, granting effortless access to the rich array of communal facilities that make our village a wonderful place to live. Experience the perfect blend of comfort, community, and picturesque surroundings.

### Specification

- A bright west-facing living room overlooking the lake and nature reserve. Feature fireplace with electric fire and Bath stone effect surround.
- Modern fitted kitchen with range of wall and base units and integrated fridge/freezer.
- Bedroom with west-facing aspect overlooking the lake and nature reserve. Access to wardrobe.
- Shower room with walk-in shower and fully fitted suite.
- Entrance hall with storage cupboard.
- TV and satellite points\*.
- Set within 12 acres of well-maintained and manicured gardens.
- Allocated parking space for one car, subject to the terms of lease.

\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. **Other fees and charges apply**, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 110 years remaining.



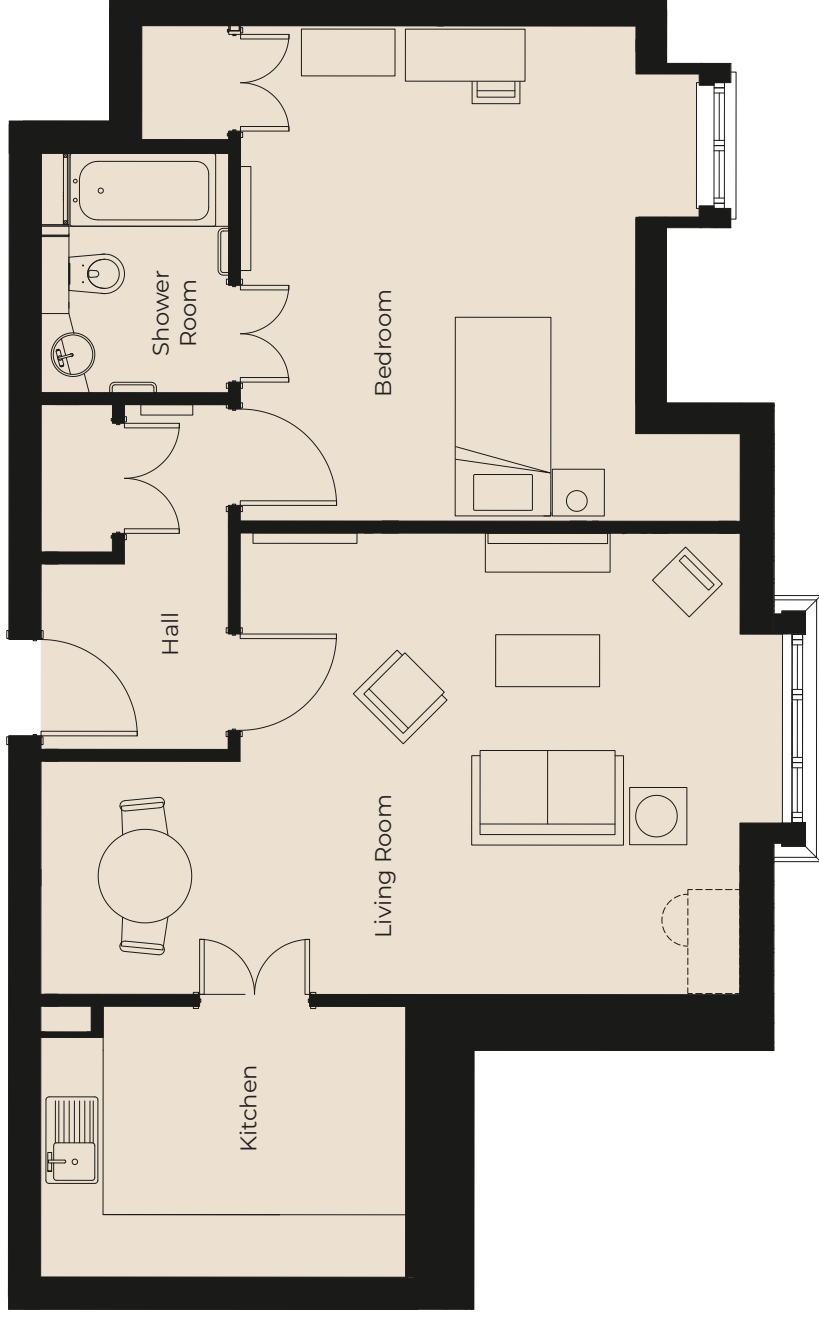
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# 38 Village Centre

Second Floor | 728ft<sup>2</sup>



- Kitchen**  
3510mm x 2600mm  
11'6" x 8'6"
- Living Room**  
7130mm x 4440mm  
23'5" x 14'7"
- Bedroom**  
4760mm x 4750mm  
15'7" x 15'7"
- Shower Room**  
2300mm x 1800mm  
7'7" x 5'9"

These particulars are intended to give a fair and substantially correct overall description.

Measurements have been taken at 1500mm skimming height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

