

40 Village Centre, £425,000*

(Other charges apply)

RICHMOND
VILLAGES

Part of Bupa



2



2



EPC - B



2 bedroom second floor apartment

We are pleased to present this well-appointed two-bedroom assisted living apartment, featuring two shower rooms and air conditioning. Located within the welcoming Richmond Villages community in Letcombe Regis, the property offers vibrant, independent living for those aged 55 and over.

Specification

- A bright and spacious living room with views of the village centre and feature fireplace.
- A modern, well-appointed kitchen featuring a range of fully fitted wall and base units, enhanced by subtle under-cupboard lighting.
- A generously sized bedroom featuring a glazed window. Modern comforts include a fitted radiator and dedicated TV and satellite points.
- A second bedroom with a north-west facing aspect, and a radiator.
- An en-suite wet room features a walk-in shower with screen, a modern WC, and a wash basin set within a fully fitted vanity unit.
- Shower room with walk-in shower and fully fitted suite.
- Entrance hall with a storage cupboard.
- TV and satellite points*.
- Well stocked flower borders and lawns maintained by the Village Gardeners.



*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 118 years remaining.

01235 773970

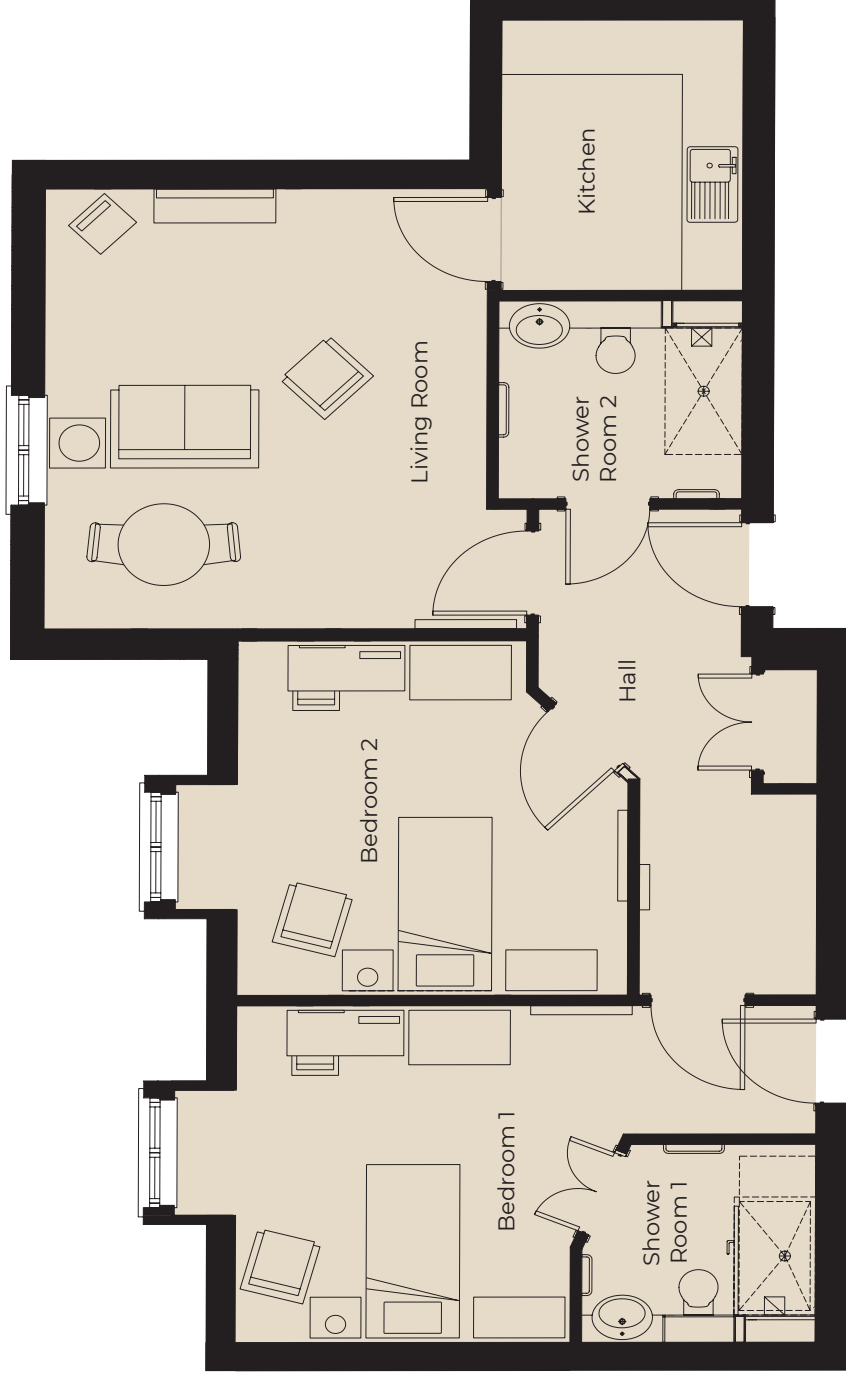
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40 Village Cetrre

Second Floor | 100.1m² (891ft²)

- Kitchen**
2980mm x 2380mm
9'9" x 7'10"
- Living Room**
4850mm x 4360mm
15'11" x 14'4"
- Bedroom**
3710mm x 3300mm
12'2" x 10'11"
- Shower Room**
2300mm x 2180mm
7'7" x 7'2"
- Bedroom**
3910mm x 3850mm
12'10" x 12'8"
- Shower Room**
2400mm x 2180mm
7'11" x 7'2"



These particulars are intended to give a fair and substantially correct overall description. Measurements have been taken at 1500mm skelling 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.

