



Whitebrook Court, Whitehall Road
£150,000



HIBBERT
HOMES

SALES & LETTINGS

Whitebrook Court

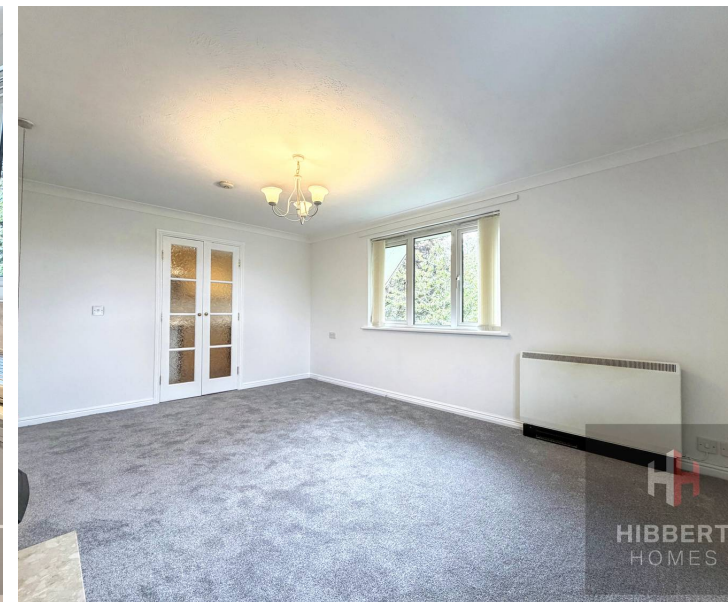
Sale

This superb apartment forms part of the second floor of a charming, quiet and modern retirement development for the over 60's with convenient lift access. Having recently undergone some renovation works, the property now offers a lovely, bright space perfect for singles and couples alike.

Well-positioned on a quiet, tree-lined road in a highly sought-after location, the development enjoys a beautiful aspect to front and rear and boasts easy access to local amenities including shops, cafés and health clubs. Brooklands Metrolink station is also just a short walk away.

The apartment itself comes beautifully presented and ready for immediate occupation, after having undergone some modernising works including painting and new carpets, as well as a brand new shower room. The living/dining room is also a great feature of the property, enjoying a bright corner aspect with ample natural light. The development also benefits from some beautiful and well-maintained communal areas that play host to regular social events and meets, including a residents' lounge and stunning communal gardens. There is also a residents' laundry room, with laundry costs included in the service charges.

There is off-road parking to the front of the property, leading to the communal entrance.





Whitebrook Court

Council Tax band: C

Tenure: Leasehold

Ground Rent: £972.00 pa (no increase in ground rent until 2046)

Service Charge: £5,277.56 pa

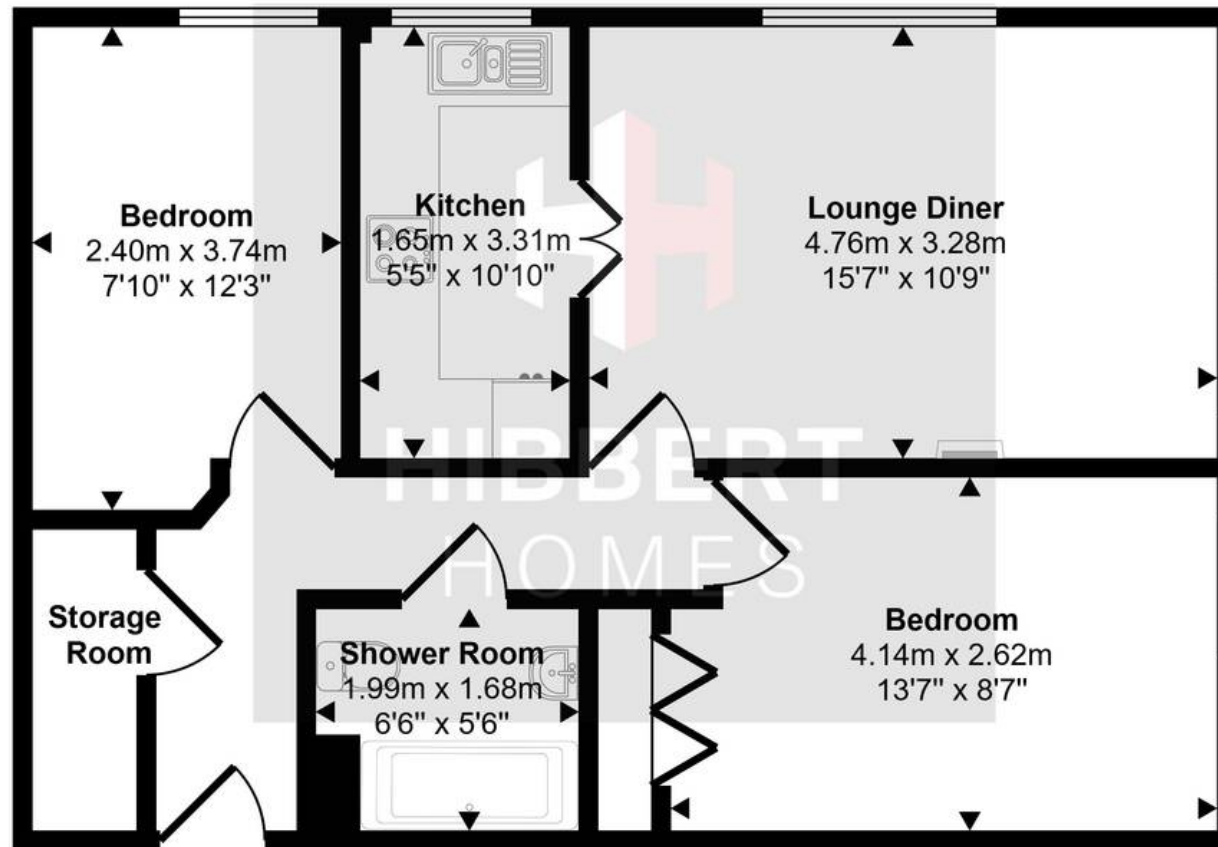
EPC Energy Efficiency Rating: D

Service charge includes:

- Use of a well-equipped laundry at no additional charge
- Services of an on-site house manager
- Building insurance premiums
- Building and lift maintenance
- Window cleaning
- Cleaning and general upkeep of all communal areas
- Heating and lighting in communal areas and passageways
- Grounds and garden maintenance
- Access to a guest suite for the use of residents' visitors (at a small charge)
- Use of a residents' lounge and kitchen



Approx Gross Internal Area
55 sq m / 593 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.