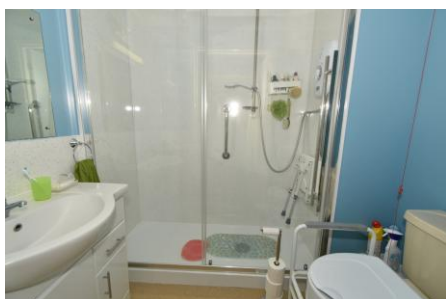


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Offers Invited
£117,000



Second Floor Retirement Apartment For
Over 60's Independent Living

Lounge With Double Doors To Kitchen

PVCu Double Glazing

Shower Room

Residents Lift

One Bedroom

Bedroom With Built In Wardrobe

Electric Heating

Communal Lounge & Laundry Room

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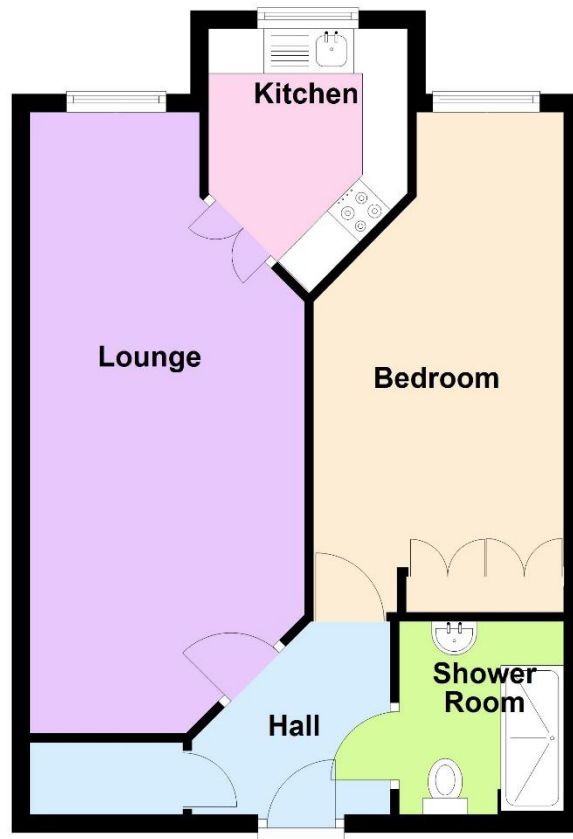
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Second Floor



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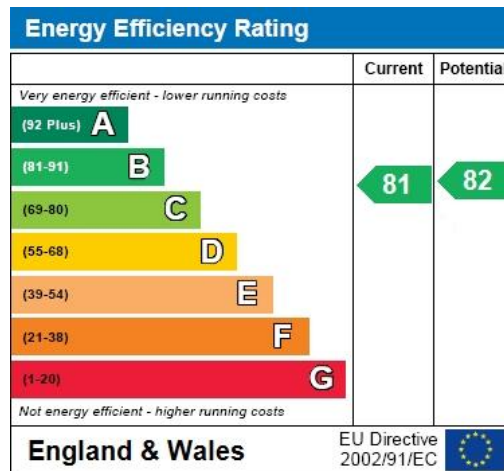
Communal Entrance	With lift to each floor, the flat is located on the 2nd floor.
Entrance Hall	Airing and storage cupboard with meter, door entry system incorporating emergency call facility, access to loft space, coved ceiling, Georgian style glazed door to:
Lounge	19'7" (5.97m) x 10'7" (3.23m) PVCu double glazed window, emergency assistance pull cord, coved ceiling, glazed double door to:
Kitchen	7'7" (2.31m) x 6'6" (1.98m) Average, Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven, 4 ring electric hob with extractor hood over, PVCu double glazed window, space for fridge and freezer, wall mounted fan heater.
Bedroom	13'6" (4.11m) x 9'3" (2.82m) PVCu double glazed window, built in wardrobe with mirror fronted sliding doors, coved ceiling, emergency assistance pull cord, built in chest of drawer unit.
Shower Room	Double sized shower cubicle with Triton shower, vanity hand basin, low level W.C., 1/2 tiled walls, part composite panel to shower area, coved ceiling, extractor fan, emergency assistance pull cord.
Communal Facilities	Residents lounge with kitchen area, laundry room, communal parking and gardens with seats around the garden.
Tenure	Leasehold. Balance of a 125 year lease from 1 June 1997, current ground rent £510.19 per annum, current maintenance charge from 1st September 2026 £3358.86 per annum, which includes the water, sewage and building insurance. We understand on the future sale of the property there is an exit fee for the owner at that time to pay of 2%. This is calculated as 1% of previous purchase price and 1% of either the previous purchase price or current sale price whichever is lower. Purchasers should be aware that they would need to be over the age of 60 to purchase and in the case of a couple, one must be 60 years and the partner must be 55 years or over. The development is designed for independent, active living. There are no care related services available. These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Services	We understand that this property is connected to mains electric, water and sewage. The is no gas to this property.

Council Tax

Property Information

Band C.

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>



Full Energy Performance Certificate
available upon request

Appointment

Date:

Time:

Person Meeting:

[Viewing Notes](#)

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.