



Rose Court | St. Cyriacs | Chichester | PO19 1AW

Asking Price £79,950



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This is a superb first floor flat overlooking the delightful communal inner garden right in the centre of Chichester, within the city walls and just off the main shopping precinct. It has an upgraded security entry and emergency call system, as well as a modern kitchen and bathroom (converted to walk in shower). The carpets have also been replaced and all the rooms are well decorated. No forward chain. Extended lease.

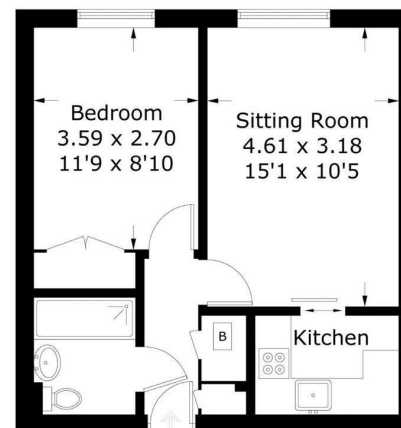
In addition to the resident manager as well as an out of hours emergency alarm system. Covered car parking is available to residents on a first come first served basis. The communal lounge is on the ground floor with a small kitchen and is available for the use of all the residents. There is also a communal reception area on the first floor landing as well as a communal laundry room.

- East facing retirement flat
- Modern kitchen
- Emergency call system
- Recently replaced windows
- 425sqft
- No onward chain
- Modern walk in shower room
- EPC 'C'



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Approximate Gross Internal Area = 39.5 sq m / 425 sq ft



FIRST FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID213670)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **C**
EPC Rating

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