



**The Sycamores, TS25 5JU**  
**2 Bed - Apartment**  
**£92,500**

**Council Tax Band: B**  
**EPC Rating: D**  
**Tenure: Freehold**



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## **The Sycamores, TS25 5JU**

\*\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\* A spacious TWO BEDROOM, purpose built GROUND FLOOR apartment which occupies a pleasant position overlooking communal gardens. The Sycamores is an exclusive retirement development and lies within the Brooke Estate off Swalebrooke Avenue. The accommodation features a modern upgraded bathroom, neutral decoration, electric heaters, uPVC double glazing and secure telecom entry. The floor plan briefly comprises: communal entrance hall, private entrance hall, spacious lounge with double opening doors which lead to a separate dining room, kitchen with units to base and wall level, including a built-in electric oven and hob, two bedrooms (both with fitted wardrobes) and to complete the accommodation is an upgraded bathroom, incorporating a three piece suite and chrome fittings. The apartments are offered to those 55 years and over, with well kept communal gardens and communal parking. This property is tucked away in the development, providing a high degree of privacy and comes with an internal viewing highly recommended.

### **HALLWAY**

3'4 x 14'11 (1.02m x 4.55m)

### **BEDROOM (rear)**

10'1 x 9'6 (3.07m x 2.90m)

uPVC double glazed window to rear, built-in wardrobes, wall mounted electric heater.

### **BEDROOM (front)**

5'11 x 11'5 (1.80m x 3.48m)

uPVC double glazed window to front, built-in wardrobes, wall mounted electric heater.

### **SHOWER ROOM/WC**

7'7 x 5'6 (2.31m x 1.68m)

White and chrome suite with corner shower cubicle, pedestal wash hand basin and low level WC; co-ordinated tiled walls, uPVC double glazed window.

### **KITCHEN**

10' x 8'1 (3.05m x 2.46m)

Fitted with a range of wall, base and drawer units with matching worktops, inset sink and drainer with mixer tap, cooker point, plumbing for washing machine.

### **LOUNGE**

11'1 x 15'8 (3.38m x 4.78m)

Two uPVC double glazed windows, glass panelled door opening into the dining room, electric heater.

### **DINING ROOM**

10'1 x 8'9 (3.07m x 2.67m)

uPVC double glazed window, electric heater.

### **EXTERNALLY**

The property features well kept communal gardens with parking available.

### **NB 1**

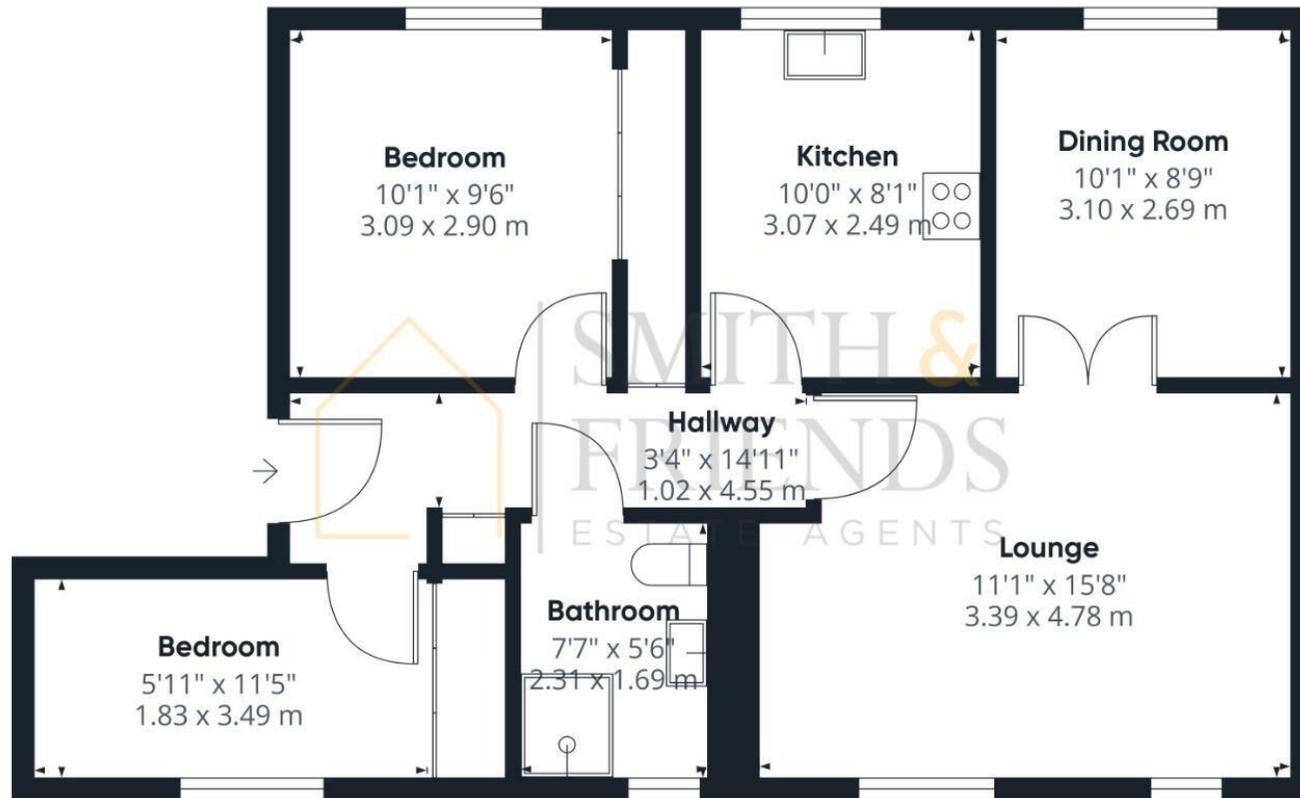
The apartment is of leasehold tenure and has a yearly maintenance charge.

### **NB 2**

Prospective buyers must be 55 years or older to purchase this property.

### **NB 3**

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

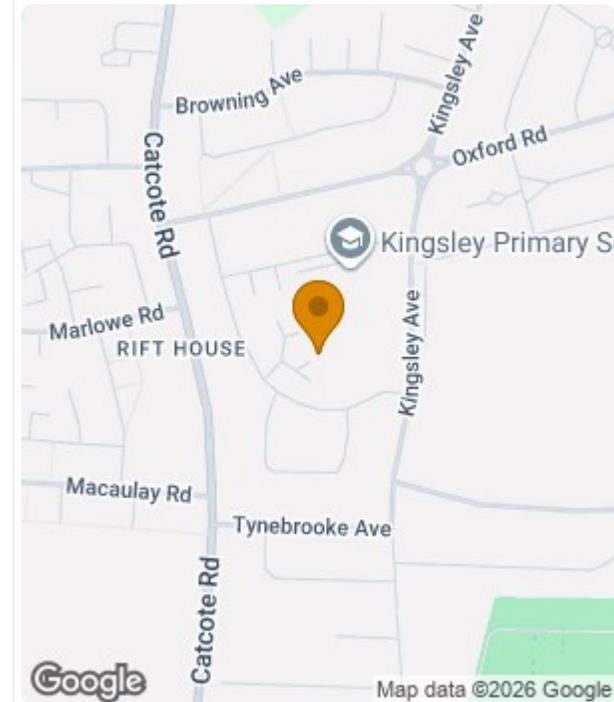


Approximate total area<sup>®</sup>  
637 ft<sup>2</sup>  
59.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	60	73
	EU Directive 2002/91/EC	

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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