

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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TO BE SOLD WITH NO UPWARD CHAIN OF SALES DUE TO BEREAVEMENT, PROBATE HAS BEEN GRANTED. 2 bedroom semi detached bungalow pleasantly situated with this popular independent living, retirement development, conveniently located for the town centre and shopping facilities, features include 2 double bedrooms, shower room, lounge and fitted kitchen with medium oak units. All with PVCu windows and recently installed gas heating with 'combi boiler' Additional features include: A communal residents' lounge, an on-site estate manager available weekdays from 9 am to 1 pm, and within the bungalow the added security of care-line 24 hour assistance with pull cords in each room. KEYS AVAILABLE FOR ACCOMPANIED VIEWINGS. Energy rating: TBA - Council Tax Band C. Tenure Leasehold. A new 99 year lease will be granted on completion of the purchase via the management company, my Anchor Hanover. Service Charge £211.43. PM. Ground Rent: Peppercorn.

O.I.R.O £260,000



ACCOMMODATION

Half PVCu sealed unit obscure double glazed entrance door to:

HALL

Textured ceiling, radiator, built in storage cupboard, doors to lounge and kitchen.

KITCHEN 10'9 x 7'4 (3.28m x 2.24m)

PVCu sealed unit double glazed window to front, textured ceiling, LED lighting, medium oak kitchen units comprising: Single drainer stainless steel sink unit with mixer taps inset to work surface with drawers and cupboards and washing machine under to remain, adjacent double base and drawer unit, further work surface with drawers and cupboards under, inset 4 ring electric hob, oven under and recirculating extractor canopy over, 7 wall cupboards, tiled splash backs to work surfaces.

LOUNGE 16'1 x 12 (4.90m x 3.66m)

PVCu sealed unit double glazed window to rear, textured and coved ceiling, radiator, TV point door to:

INNER HALL

Textured ceiling, access to loft space, radiator, airing/cupboard housing gas 'Combi' boiler serving hot water and heating, doors to:

BEDROOM 1 13 x 8'9 (3.96m x 2.67m)

PVCu sealed unit double glazed window to rear, textured ceiling, radiator, fitted mirror front wardrobes to one wall.

BEDROOM 2 10'8 x 9 (3.25m x 2.74m)

PVCu sealed unit double glazed window to front, textured ceiling, radiator.

SHOWER ROOM

PVCu sealed unit double glazed window to front, textured ceiling, heated electric chrome ladder towel rail, white suit comprising: Low level WC, pedestal wash hand basin, quadrant corner shower cubicle with glazed screen and doors, tiled to shower walls and tiled splash backs to sink and toilet.

OUTSIDE

Communal garden

CAR PARKING

AGENTS NOTE

Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

- NO CHAIN SALE
- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- LOUNGE
- FITTED KITCHEN
- CONVENIENT LOCATION
- INDEPENDENT LIVING RETIREMENT OVER 55's
- NEW 99 YEAR LEASE, PEPPERCORN GROUND RENT, £190.38 SERVICE CHARGE
- COMMUNAL GARDENS
- PVCU GLAZING & GAS HEATING

