



Flat 19, Charlwood, 30 Wetherby Road

£115,000



**YOUR AWARD
WINNING AGENT**

#DARINGTOBEDIFFERENT



A ground-floor purpose-built two-bedroomed retirement apartment with private entrance and direct access to the attractive communal gardens, forming part of this pleasant and intimate development. The apartment offers spacious accommodation ideal for those seeking independent living with the security of 24-hour emergency assistance. This pleasant retirement development provides a friendly community centred around attractive courtyard gardens. An internal inspection is recommended.

AGENTS NOTE

Understood to be Long Leasehold, having an original term of 99 years. The details of the Lease will need to be approved by the purchaser's legal adviser. The service charge is approximately £1240 PA to cover buildings insurance, gardening, window cleaning and external repairs and maintenance.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



GROUND FLOOR
SITTING / DINING ROOM

A spacious open-plan living space with space for sitting and dining areas. Glazed doors lead directly to the attractive communal gardens. Fireplace with electric fire.

KITCHEN

With a range of wall and base units, integrated washing machine and oven and electric hob.

BEDROOM 1

A double bedroom with window to side.

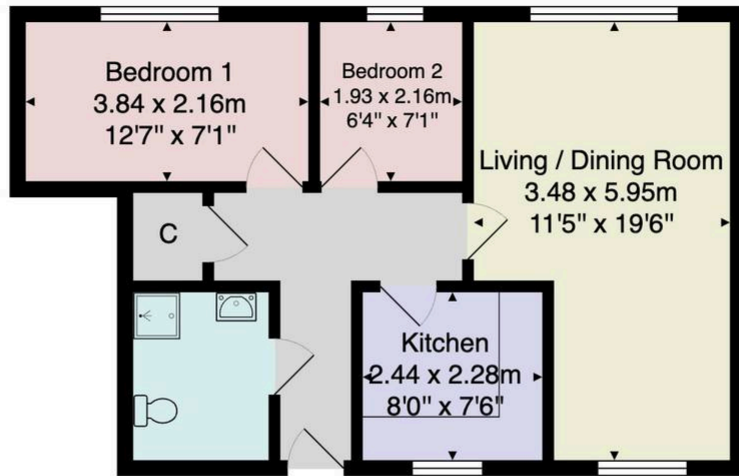
BEDROOM 2

A further bedroom with window to side.

BATHROOM

A white suite with WC, washbasin and shower.





Total Area: 51.4 m² ... 553 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

