

SIMPLY GREEN





Bedrooms: 1 | Bathrooms: 1 | Reception: 1

- Well presented one bedroom retirement apartment
- Second floor position within the sought after Hometeign House development
- Spacious lounge/dining room with excellent versatility
- Well equipped kitchen with integrated appliances
- Generously sized principal bedroom with built in storage
- Welcoming retirement development offering independent living
- Attractive communal lounge and on site laundry facilities
- Beautifully maintained communal gardens with seating areas
- Communal parking available for residents
- Leasehold

Property Type: Flat

Council Tax Band: A

This well presented one bedroom apartment is ideal for those seeking a relaxed and comfortable retirement lifestyle.

Situated on the second floor of the sought after Hometeign House development, the apartment features a spacious lounge/dining area, a kitchen with integrated appliances, a tiled bathroom, and a large principal bedroom with a built in storage cupboard.

Hometeign House is a welcoming and well maintained retirement community, offering a range of on site amenities including a communal lounge, laundry facilities, and beautifully kept gardens providing both convenience and a pleasant social atmosphere.



This well presented one bedroom retirement apartment provides comfortable, practical and low maintenance accommodation, ideally suited to those looking to enjoy an independent and relaxed retirement lifestyle within a welcoming community environment.

Situated on the second floor of the sought after Hometeign House development, the apartment offers well proportioned accommodation with a pleasant and practical layout. The property would make an ideal home for anyone looking to downsize while retaining comfortable living space and the added benefits of a dedicated retirement development.





The kitchen is fitted with a range of units and incorporates integrated appliances, providing a practical and convenient space for preparing meals. The layout offers useful storage and workspace while remaining well connected to the main living accommodation.

The principal bedroom is a particularly good-sized room, providing ample space for bedroom furniture and additional furnishings. A built-in storage cupboard provides valuable additional storage, helping to keep the room practical and uncluttered.

Completing the accommodation is the tiled bathroom, providing the necessary facilities and complementing the apartment's straightforward and comfortable layout

Hometeign House is a welcoming and well-maintained retirement development, offering residents the opportunity to enjoy independent living within a friendly community setting. The development provides a range of useful communal facilities designed to make everyday life more convenient while also encouraging residents to socialise and enjoy the communal surroundings.

The communal lounge provides an inviting space where residents can meet, relax and spend time with neighbours or guests. There are also laundry facilities available within the development, offering additional convenience and reducing the need for extensive facilities within the apartment itself.

Outside, the property benefits from access to beautifully maintained communal gardens, providing attractive shared surroundings and pleasant areas to sit and enjoy the outdoors. Also has communal parking.

Services

Mains Electric, Mains Water, Mains drainage.

Agent Notes

Tenure: Leasehold

Lease: 99 Years from 1 September 1986

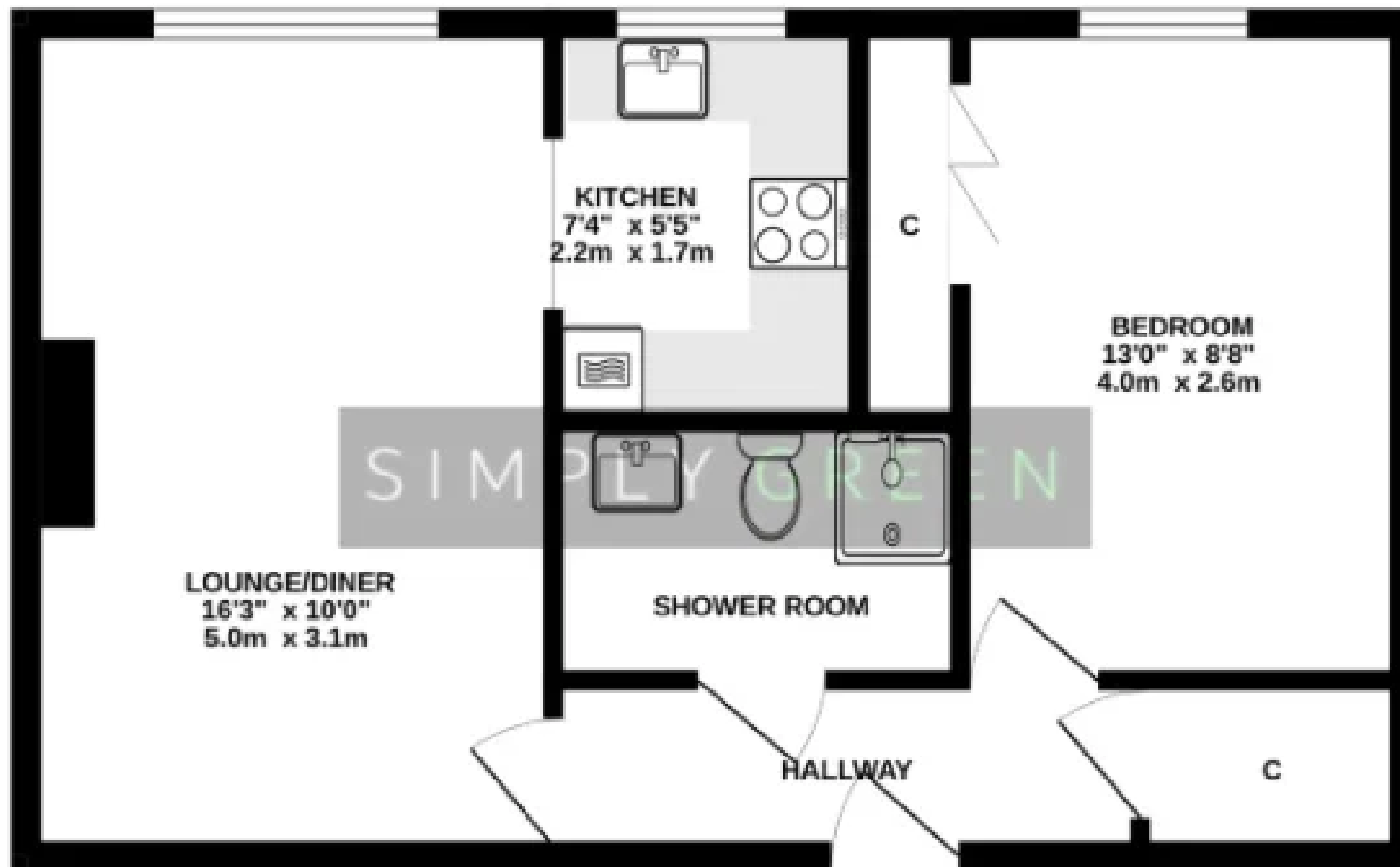
Service Charge & Ground Rent - Approx £4,000 Per Annum (Water Included)

Age Restriction: It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Anti-Money Laundering (AML):

In line with current legislation, all purchasers are required to complete Anti-Money Laundering identity verification. A charge of **£30.00 + VAT (£36.00 inclusive)** per purchaser applies and is payable to Simply Green Estate Agents before the verification process can be completed.





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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WE WILL GIVE YOU TWO FREE
QUOTES FOR CONVEYANCING

**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



**WE WILL ALSO ARRANGE A
QUOTE FOR A SURVEY ON
YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

A FREE MORTGAGE/FINANCIAL
REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

LET US ARRANGE
A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

For more information on this
house or to arrange a viewing
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01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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