



Rotary Lodge, St. Botolphs Road, Worthing, BN11

Guide Price **£70,000**



Property Type: Retirement

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: B

- First Floor Retirement Apartment
- One Bedroom
- Lounge/ Dining Room
- Fitted Kitchen
- Modern Four Piece Bathroom
- Communal Gardens & Laundry Room
- On Site Restaurant & House Manager
- Over 55's Independent Living
- CHAIN FREE
- 75% Shared Ownership

We are delighted to offer the opportunity to purchase a first floor apartment situated in the sought after Retirement development of Rotary Lodge. The apartment offers one bedrooms, east facing lounge/ dining room, fitted modern kitchen and four piece bathroom. The property benefits from no ongoing chain. The property is being sold as a 75% shared ownership. Rotary Lodge is perfect for Easy/Independent-living for those approaching early retirement or recently retired.





We are delighted to offer the opportunity to purchase a first floor apartment situated in the sought after Retirement development of Rotary Lodge. The apartment offers one bedrooms, east facing lounge/ dining room, fitted modern kitchen and four piece bathroom. The property benefits from no ongoing chain. The property is being sold as a 75% shared ownership.

Rotary Lodge development is just a short distance from Worthing High Street, with large department stores to the smaller specialist and antique shops all on your doorstep. And what's more, considering how close you are to the seafront you're never far away from areas of outstanding beauty. Getting around is easy too. There's bus services to all towns and villages in the area and West Worthing Railway Station offers good links into Littlehampton, Brighton and London.

This retirement flat at Rotary Lodge is spacious, secure and beautifully designed. And your pets are always more than welcome here too. At Rotary Lodge, there is a variety of facilities and activities to suit you; however, you like to spend your time. You can pamper yourself in the hair and beauty salon or meet your friends for lunch in the restaurant; It's up to you. What's more the restaurant offers a choice of menu which gives you and your family peace of mind that a freshly prepared meal is available every day. Whether you choose to cook for yourself or eat in the restaurant the choice is yours

INTERNAL

Communal entrance with stairs and passenger lift. Front door leading into the entrance hall with access to storage cupboard and access to all rooms, the apartment has recently be re carpeted. The bedroom overlooks the communal gardens. The open plan kitchen, living space comprises of modern wall and base units with built in fridge/ freezer, dishwasher, oven and electric hob. The four piece bathroom comprises of walk in shower, paneled bath, wash hand basin and WC.

TENURE

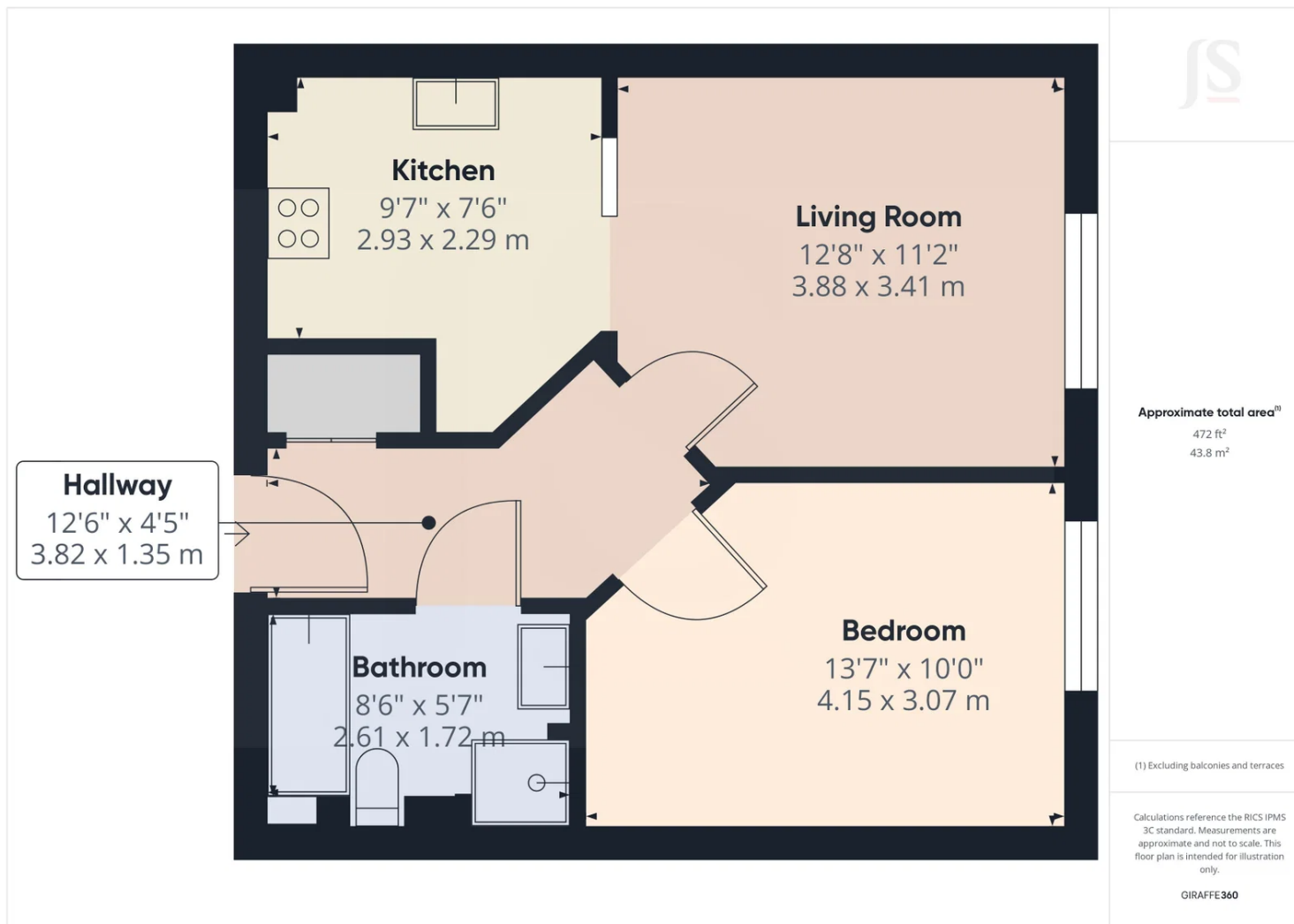
MAINTENANCE: Approximately £395.30 per month - includes buildings insurance, water rates, warden, care line, window cleaning, laundry room, cleaning of communal areas and gardening.

GROUND RENT: Approximately £306.90 per year

COUNCIL TAX BAND B

75% Shared Ownership - There are no additional costs per month.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.