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## Description

Robert Luff & Co are delighted to offer this spacious and beautifully presented, ONE DOUBLE BEDROOM retirement flat, conveniently located close to Lancing village centre. The generous accommodation comprises: Entrance hall, Southerly aspect living room, fitted kitchen/breakfast room, one double bedrooms and shower room. Courtfields is an independent living retirement complex, with help on hand from the on-site manager should you need it. Residents benefit from a communal lounge, which offers many events from coffee mornings to dart matches, an on-site laundry and well maintained communal gardens. VIEWING ESSENTIAL!!

## Key Features

- First Floor Retirement Apartment
- One Double Bedroom
- Fitted Kitchen & Southerly Aspect Lounge
- Double Glazing & Electric Heating
- Council Tax Band - A
- No Ongoing Chain
- Access To Private Loft Space With Loft Ladder For Storage
- Communal Gardens
- Residents Lounge & Laundry Facilities
- EPC Register - C





### **Communal Entrance Door**

Entry System, stairs to:

### **Front Door**

leading to:

### **Entrance Hall**

Carpet, storage, loft access with pull down ladder to storage space, doors to:

### **Lounge**

Capet, double glazed window, electric heater

### **Kitchen**

Vinyl flooring, double glazed window, range of fitted cupboards with work surface over, space for utilities, sink and drainer with tap over.

### **Bedroom**

Carpet, double glazed window, electric heater, built in storage

### **Wet Room**

Tiled flooring, low level flush w/c, wash hand basin within vanity unit, double glazed window, shower

### **Agent Notes**

We have been informed by the seller the maintenance contribution is £1500 PA with a remainder of 109 years on the lease.



