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Estate and letting agents

Flat 2, The Cloisters, 2 Carnegie Road - BN14 7BF

Guide Price £120,000









Flat 2

The Cloisters, Worthing

A one bedroom ground floor retirement flat with an extended lease of 150 years in the popular Cloisters development overlooking communal grounds and being close to Broadwater thoroughfare. The apartment has access to a communal lounge if required and accommodation includes as follows: entrance hall, lounge/diner, kitchen, one double bedroom and a wet room/wc. Externally there are well maintained and attractive communal gardens and residents parking. CHAIN FREE.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E

- CHAIN FREE
- Ground Floor
- One Double Bedroom
- Popular Development
- Retirement Flat
- Attractive Communal Gardens
- On Site House Manager
- Modern Kitchen
- Wet Room/wc
- 150 Year Lease

The Cloisters
The Cloisters is an ideal retirement development located close to Broadwater's main shopping parade and amenities. The development is very well maintained and has attractive communal grounds with seating areas, and with only 42 flats in the development it also offers a welcoming community.

Communal Entrance
Side and front entrances via glazed communal doors with security entryphone system. Walkway with private door to:

Entrance Hall
Two recessed storage cupboards one housing the hot water tank and other housing electrical consumer unit. Electric radiator. Warden assisted call unit.

Living Room
15′ 11″ x 10′ 1″ (4.85m x 3.07m)
Double glazed window overlooking communal garden. Electric radiator. Opening to:

Kitchen
8′ 8″ x 5′ 7″ (2.64m x 1.70m)
Square edge work surface having 'Lamona' single draining sink with swan neck mixer tap and draining board. Four ring electric hob with concealed extractor cooker hood over. Fitted electric oven. Space for tall fridge/freezer. Space and plumbing for washing machine. Matching gloss white cupboards, drawers and eye level wall units. Double glazed window overlooking communal gardens.

Bedroom
12′ 6″ x 10′ 1″ (3.81m x 3.07m)
Double glazed window overlooking rear garden. Electric radiator. Two recessed double wardrobes with shelving and hanging rails.

Wet Room/wc
Part tiled walls with electric 'Triton' shower unit and shower curtain surround. Close coupled wc. Wall mounted wash hand basin. Extractor fan.

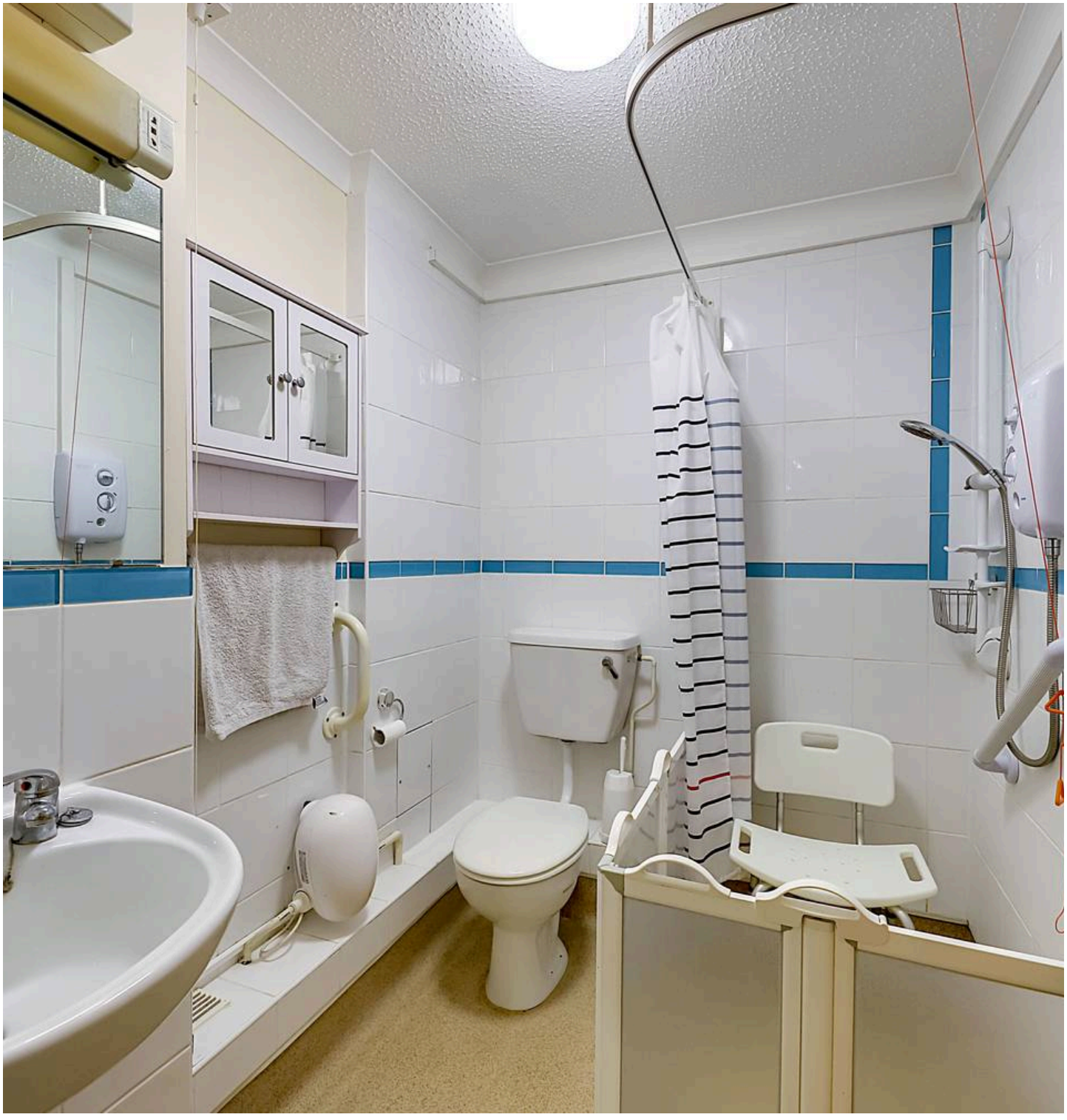


Communal Facilities

The block offers a communal lounge and kitchen area. There is also a guest suite available at a rate of £12.50 for single occupancy and £15.00 for double occupancy.

Lease Information

Length of lease: 150 years remaining Annual service charge: £2,589.70 Service charge review period: Annual ground rent: Peppercorn Ground rent review period: Council tax band: Band B Draft version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



COMMUNAL GARDEN

Attractive and well kept communal grounds and gardens offering various lawn and seating areas.

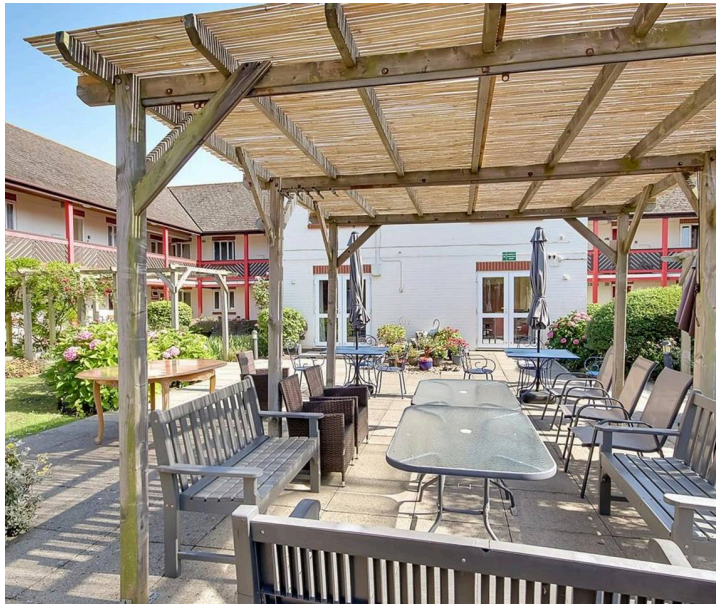
OFF STREET

1 Parking Space

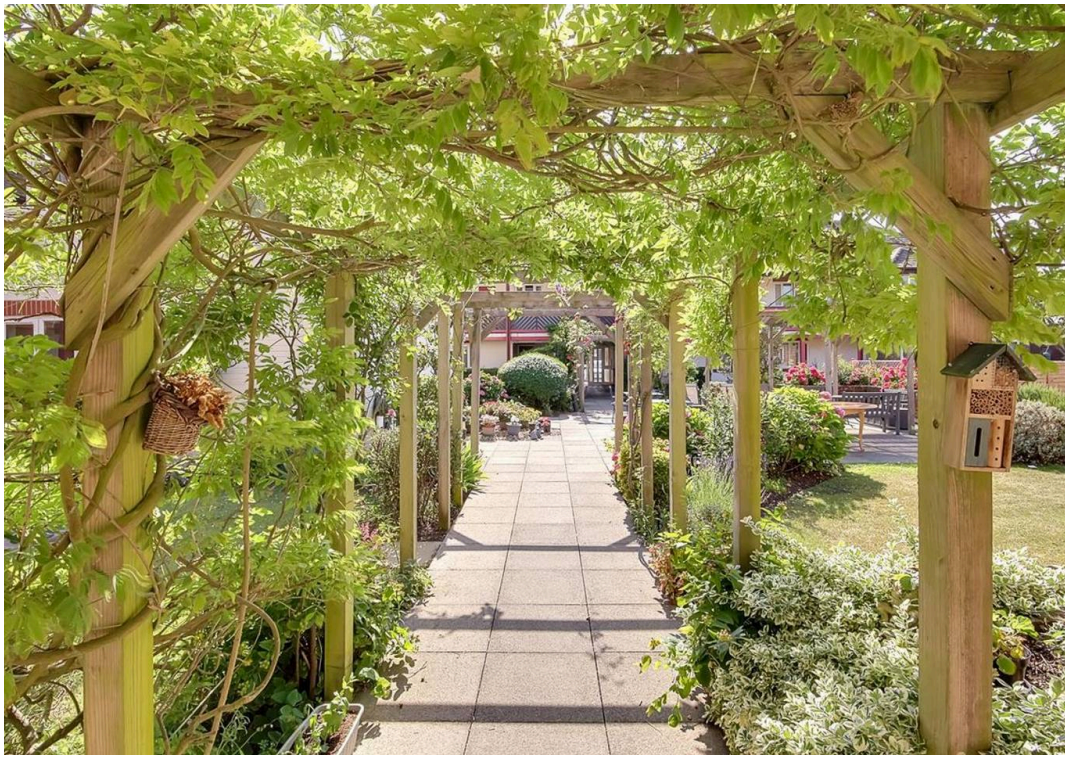
Non allocated residents parking spaces to the West elevation of the development.







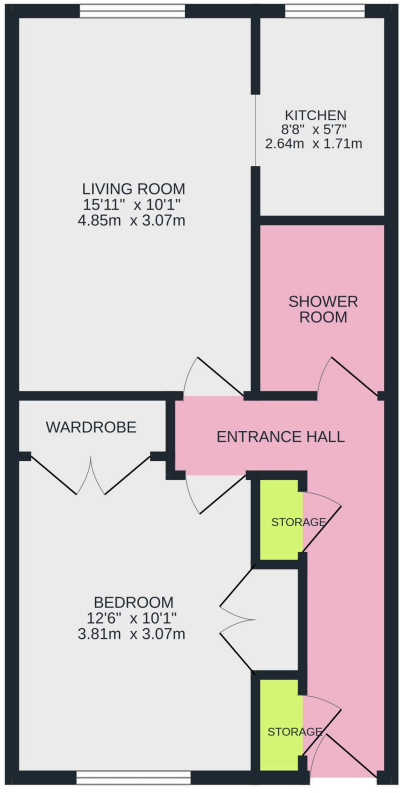







THE
CLOISTERS

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 484 sq.ft. (45.0 sq.m.) approx.

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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