



Rotary Lodge 32 St. Botolphs Road, Worthing, BN11 4JT

Asking Price £185,000

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An opportunity to purchase this luxury first floor two bedroom retirement apartment located within the purpose built development of Rotary Lodge. Built in 2007, the purpose built property is located in the conservation area of West Worthing just south of the local railway station and close to shopping amenities. Worthing's main town centre which is served by regular bus services is 1.5 miles distant to the east. The apartment comprises a communal entrance, passenger lift and stairs rising to the first floor, entrance hall, lounge with dual aspect windows, kitchen, two bedrooms and sizable bathroom comprising bath and walk in shower. Residents also benefit from a house manager, communal lounge, well-appointed on site restaurant, well maintained communal gardens, laundry room, highly subsidised guest suites and residents/visitors parking. Viewing Highly Recommended.

CHAIN FREE

- NEW Right to Manage Setup (Substantially Lower Service Charge)
- First Floor Apartment service by Lift
- Chain Free
- Dual Aspect Living Room
- Sizable Bathroom with Bath and additional walk in Shower
- Fitted wardrobes and drawers in both bedrooms
- Extensive range of communal facilities
- On Site Restaurant





Wide entrance hall

Carpeted throughout. Wall mounted electric heater. Access to two large storage cupboard housing hot water cylinder and the electrics.

Living room

4.6 x 3.7 (15'1" x 12'1")

New Carpets throughout. Two double glazed windows offering dual aspect views. Wall mounted electric heater.

Kitchen

3.6 x 2.24 (11'10" x 7'4")

A fully fitted kitchen. A range of matching wall and base units. A range of integrated appliances including; oven, fitted microwave, dishwasher, fridge freezer and four ring electric hob with extractor hood above. Inset stainless steel sink with drainer. Spotlights throughout.

Bedroom One

4.8 x 2.9 (15'8" x 9'6")

Carpeted throughout. Double Glazed window. A range of fitted wardrobes and drawers. Wall mounted electric heater.



Bedroom Two

3.2 x 2.6 (10'5" x 8'6")

Carpeted throughout. Double Glazed window. Wall mounted electric heater. A range of fitted cupboards and drawers.

Bathroom

Tiled flooring throughout. Shower cubicle with glass door. Bath with low level Wc. Matching wash hand basin. Inset spotlighting. Wall mounted heated towel rail.

Communal Facilities

Rotary Lodge offers a range of communal facilities which include communal lounge with kitchen area and on site restaurant which provide cooked meals daily, conservatory which overlooks the attractive communal gardens, laundry room, electric buggy area, residents and visitor parking.

Communal Gardens

Beautifully maintained and landscaped gardens with outside patio area complete with attractive table and chairs.



Resident and Visitors Parking

Located to the front of the development.

Required Information

The residents now manage the property under the RTM / along with Priors.

Length of lease: 125 years from 1st April 2007 - 105 years remaining

Service charge: £2,542 per 6 months (£423.66 a month)

Including, Building insurance, On site manager, water rates, gardening, cleaning of Communal area, Careline and use of On site laundry room

Annual ground rent: £307 a year

Council tax band: D

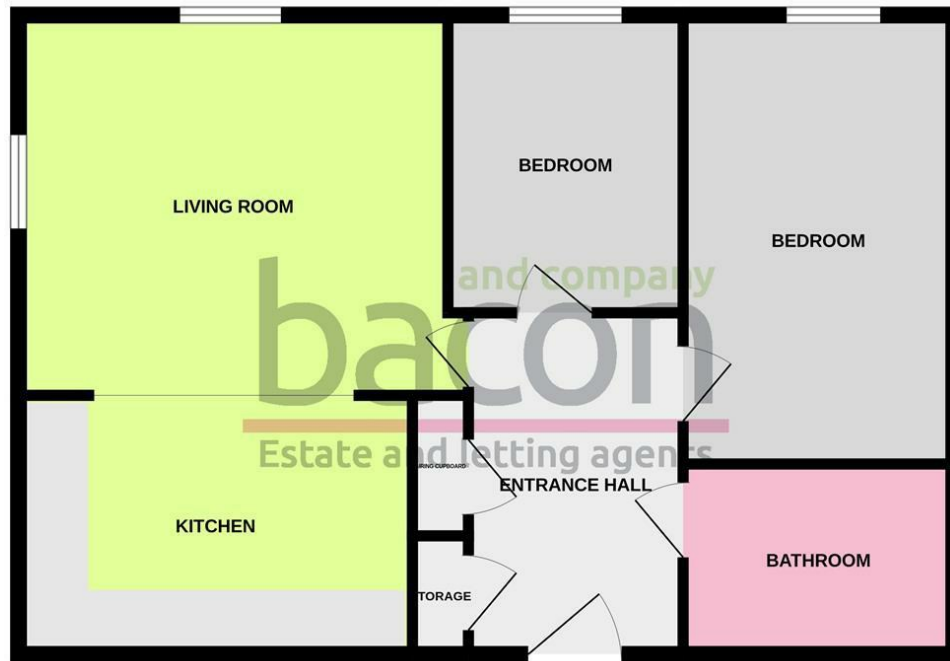
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Note: These details have been provided by the vendor.

Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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