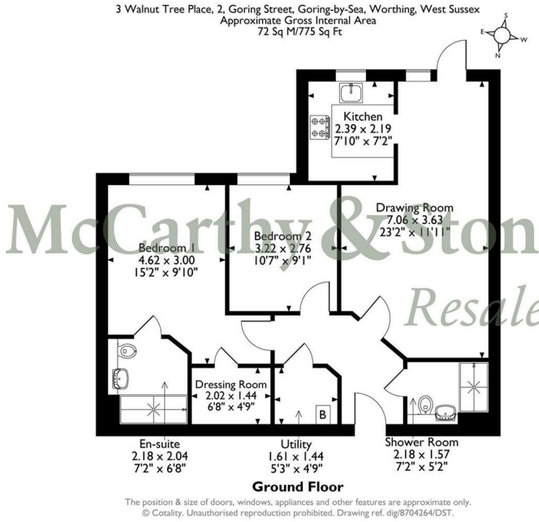
Excellent

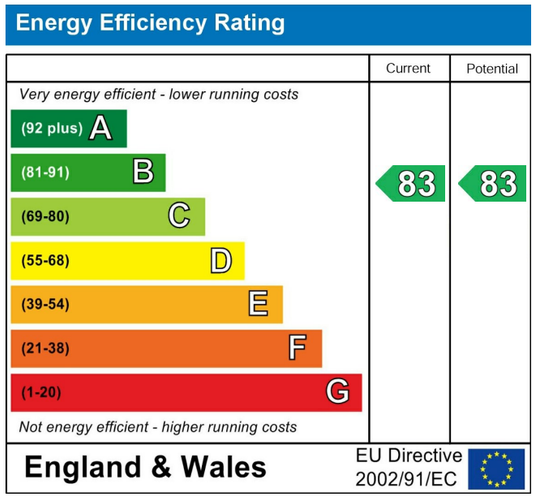
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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman








## 3 Walnut Tree Place

Goring Street, Goring-By-Sea, BN12 6NT

2 | 2 | Council Tax Band: D

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 3 Walnut Tree Place could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £375,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Two bedroom ground floor apartment
- Spacious patio with garden views
- Modern fitted kitchen
- Contemporary shower rooms
- Communal lounge for social events
- Beautifully maintained gardens
- House Manager onsite during office hours
- Guest suite for visiting family & friends
- Emergency call system
- Close to amenities

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

# 3 Walnut Tree Place, Goring-By-Sea

2 | 2 | Asking price £375,000

## Development Overview

Walnut Tree Place is a Retirement Living development in Goring-by-Sea, offering 17 one bedroom and 18 two bedroom retirement apartments exclusive to the over 60s.

The fantastic communal facilities include a Homeowners lounge where social events take place, and lovely landscaped gardens with communal patio seating area. If your visitors have come from afar, there is a guest suite for them to stay in (subject to availability - additional charges apply). In addition, there is a lift to all floors and a mobility scooter store with charging points.

There is a dedicated House Manager on site during office hours, and the development links through to the 24 hour emergency call system for when they are off duty. The door entry system ensures complete peace of mind and the 24 hour emergency call system is provided by a personal pendant with a call point in the shower rooms.

The development is perfectly located just over a mile from the seafront, with a convenience store nearby and excellent transport links via rail to London and Gatwick Airport should the holiday mood take you.

It is a condition of purchase that all Residents must be over the age of 60 years.

## Apartment Overview

A spacious and beautifully presented two bedroom retirement apartment, ideally positioned on the ground floor and benefiting from a southerly aspect and direct access to a delightful patio area overlooking the well maintained communal gardens.
The generous living and dining room provides a bright and welcoming space for relaxing and entertaining, whilst the separate modern kitchen is thoughtfully designed with ample storage and workspace.

The principal bedroom features a walk-in wardrobe and a contemporary en-suite shower room, with a second double bedroom offering excellent versatility as a guest bedroom, dining room, study or hobby room. Both bedrooms benefit from floor-to-ceiling windows, allowing plenty of natural light to flood the accommodation. Further accommodation includes a stylish shower room and useful storage facilities.

## Social Lifestyle

The Communal Lounge is at the heart of the community at Walnut Tree Place and is where the majority of social gatherings take place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

## Landscaped gardens

Walnut Tree Place has beautifully maintained communal gardens, providing an attractive and peaceful setting for residents to enjoy throughout the year. Thoughtfully landscaped with a variety of planting, the gardens offer a wonderful space to relax outdoors, while the charming seating areas provide the perfect spot to socialise with neighbours, read a book, or simply enjoy the sunny surroundings.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service charge £6,146.52 until 31/08/2027, the service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

## Lease Information

Lease: 999 years from 1 Jan 2024.
No Ground rent

## Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













