37 Byron Court, Stockbridge Road, Chichester, PO19 8ES

Guide Price **£35,000**

Henry Adams
estate agents

37 Byron Court, Chichester

- Vacant possession
- Second floor
- Double bedroom
- Attractive communal gardens
- Close to amenities
- Secure living

Situated on the second floor, this retirement apartment offers comfortable, low-maintenance living in a welcoming community setting.

The accommodation comprises a bright and spacious sitting/dining room with a charming Juliet balcony, a kitchen, generous double bedroom and a room with bath and shower facilities.

Offered with vacant possession, the property is ready for immediate occupation.

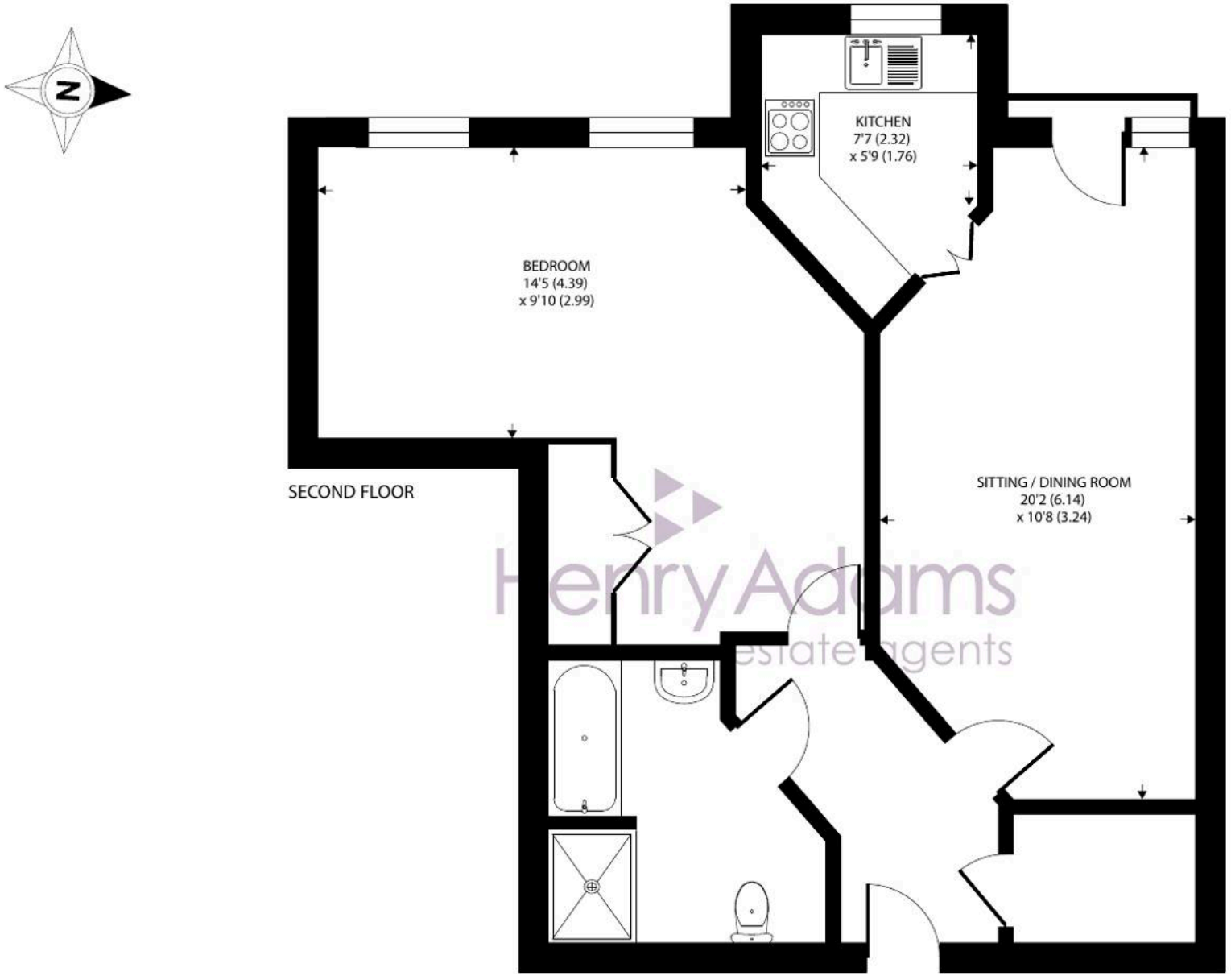
Residents benefit from the reassurance of a 24-hour House Manager, a subsidised on-site restaurant, beautifully maintained communal gardens, residents lounge, parking and a convenient location close to a wide range of local amenities, making this an excellent choice for independent retirement living.

Lease: 125 year lease granted 01/01 /2004

Service Charge: £8928.00 pa

Ground Rent: £202.50 pa

Chichester District Council - 26/27 Tax Band C £2,215.25
EPC-B

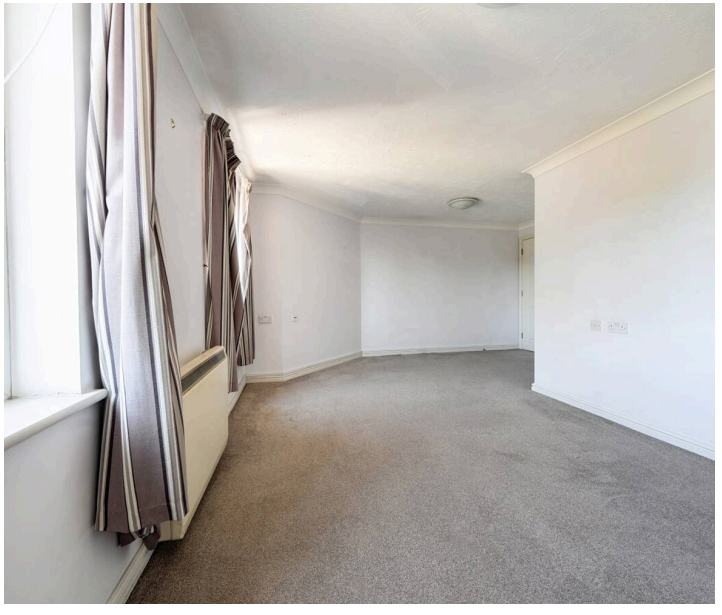


Approximate Area = 687 sq ft / 63.8 sq m

For identification only - Not to scale

Location - Located close to the city centre, bus, railway station and opposite Chichester gate complex where there is various amenities such as cinema and gym. The cathedral city of Chichester offers excellent high street shopping, library, many fashionable restaurants, cafes and bars and Chichester Festival Theatre. Goodwood is located to the north and is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of horse racing including the Qatar Goodwood Festival.

Directions - From the railway station, proceed south over the level crossing and Byron Court is approximately 0.2 of a mile on the left. what3words - grant.stage.result

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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