

Asking Price Of **£300,000**





## Three Bedroom Apartment

- THREE BEDROOMS
- EN-SUITE BATHROOM
- WALK-IN WARDROBE
- JULIETTE BALCONY
- OVER 70's LIVING
- ESTATE MANAGER ON SITE
- STYLISH HOMEOWNERS LOUNGE

A rare opportunity to purchase a three bedroom luxury apartment for the over 70's in the prestigious McCarthy & Stone Living Plus Range. An Estate Manager is on hand to manage the day to day running. Within the service charge, homeowners are allocated one hour domestic assistance per week. Exclusive features available at Ravenshaw Court include: a stylish homeowners lounge, a table service restaurant, which serves hot food daily. A maintained communal garden, a function room and guest suites available upon request. There is a 24 hour emergency call system and an intercom system to the apartment. Personal care packages are available, lift to second floor, fully wheelchair accessible, car parking available to permit holders.

Each apartment has a passive heat recovery ventilation system. The heating within the apartment is provided through an electrical underfloor heating system. Each room can be separately controlled for your comfort. There are emergency smoke detectors throughout.



### **ENTRANCE LOBBY**

A secure entrance lobby with welcoming staff and a reception desk. You will find the luxury homeowners lounge and restaurant along with the maintained communal garden on this level. Stairs and lift access to all apartments.

### **ENTRANCE HALLWAY**

A spacious entrance hallway with an intercom system, two storage cupboards with hanging space and shelving.

### **LOUNGE**

A beautifully presented lounge with electric fireplace and feature surround, a Juliette Balcony which overlooks the superb maintained communal gardens.

### **FITTED KITCHEN**

A modern fitted kitchen with integrated fridge/freezer, a free-standing worktop dishwasher, electric hob with extractor over, built-in oven, sink and drainer with taps, window to the side elevation.

### **MASTER BEDROOM**

A larger than average master bedroom with a walk-in wardrobe and window to rear.

### **EN-SUITE**

Fitted with a tiled level access shower and bath, slip resistant flooring, heated towel rail, grab rails and extractor ventilation.

### **BEDROOM TWO**

A good size room which is currently being used as a dining room. A feature centre ceiling light with a window to the rear elevation.

### **BEDROOM THREE**

Another good size room with shelving and a window to the rear elevation.

### **BATHROOM**

Fitted with a tiled level access shower, slip resistant flooring, sink and storage unit, ventilation system.

### **COMMUNAL GARDENS**

A beautiful maintained communal garden, featuring a landscaped patio area that provides the perfect space for relaxing, surrounded by mature planting. The garden offers a high degree of privacy, creating a peaceful place for homeowners to enjoy.

Length of Lease: 114 years (at 2026)

Service Charge: £13,087.82

Ground Rent: £510.00



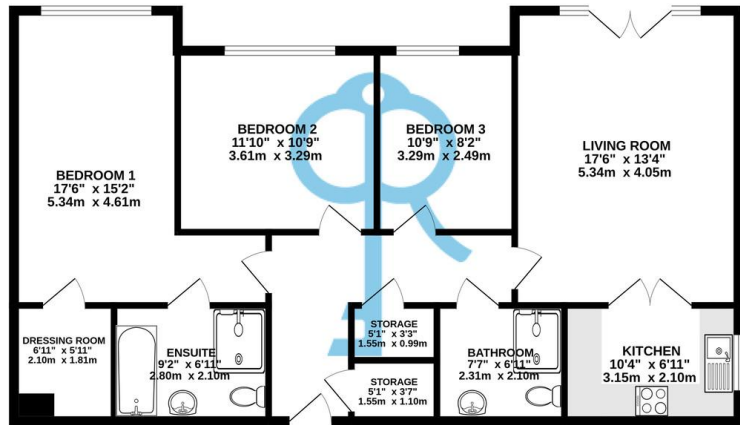






## Floor Layout

FIRST FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



TOTAL FLOOR AREA: 1000 sq.ft. (92.9 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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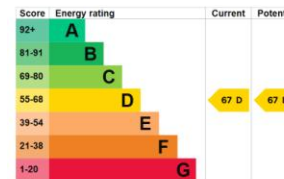
## Tenure

We have been advised by the seller that the property is Leasehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

## Total approx. floor area 1000 sq ft.

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The graph shows this property's current and potential energy rating.

