

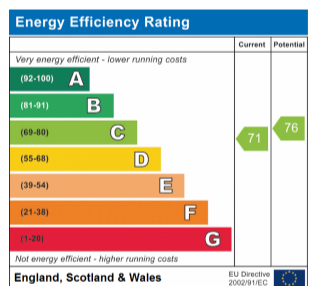
COUNTRY PROPERTIES  
PART OF HUNTERS

Approximate total area<sup>(1)</sup>  
45.33 m<sup>2</sup>  
487.87 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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Retire in style... A desirable 1 bed Ground floor retirement apartment in the sought after Barnside Court on the West side of town with door leading to a private patio overlooking the South facing communal garden.

- Chain Free
- New Lease Upon Purchase
- Sought after retirement apartment
- Private Patio Area with access to Communal Gardens
- Sunny living room with South facing view
- West side location
- Rarely Available Ground Floor Position

### Ground Floor

#### Communal Entrance Hall

Key fob and buzzer to gain access to communal entrance hall with post box from outside, cupboard door for meter storage, radiator.

#### Entrance Hall

Doors leading to living room, bedroom, bathroom, airing cupboard and storage cupboard, wall mounted radiator, RCD unit above front door, entry phone system on wall, carpeted.

#### Living Room

As you walk into the carpeted living room, you are treated by a view of the fully maintained communal gardens, within the living room there is a storage, heater, phone line, TV aerial port, South facing patio doors leading private patio area overlooking the communal garden, double doors leading to kitchen, help assistance pull on wall.



#### Kitchen

Tile effect viny flooring, plenty of wall and floor storage with white cupboards and stainless steel handles, roll edged work top tiled to splash back, integrated fridge, integrated freezer, integrated Electrolux oven, integrated Electrolux induction hob with further Electrolux extractor hood over, stainless steel sink basin with chrome mixer taps over, UPVC windows overlooking communal garden.

#### Bedroom

Carpeted, emergency assisted pull cord from ceiling, storage, heater, built in wardrobes, double glazed UPVC windows overlooking the front.

#### Bathroom

Lino flooring, heated towel rail, extractor fan, sink basin with hot and cold tap with storage underneath, tiled around low level WC with duel flush, sit down bath with shower attachment, chrome taps, floral tiles around.

#### Outside

##### Communal Garden

Access from patio doors to fully maintained communal garden, mainly laid to lawn with fully stocked flower borders and fruit trees, plenty of benches to sit.

#### Agents Notes

Tenure: Leasehold  
Remaining Years: 87 - New Lease on Purchase  
Council Tax: Band C £1885 P.A  
Service Charges: April 2023 until March 2024 is £2367.70.  
Ground Rent: £94 P.A

