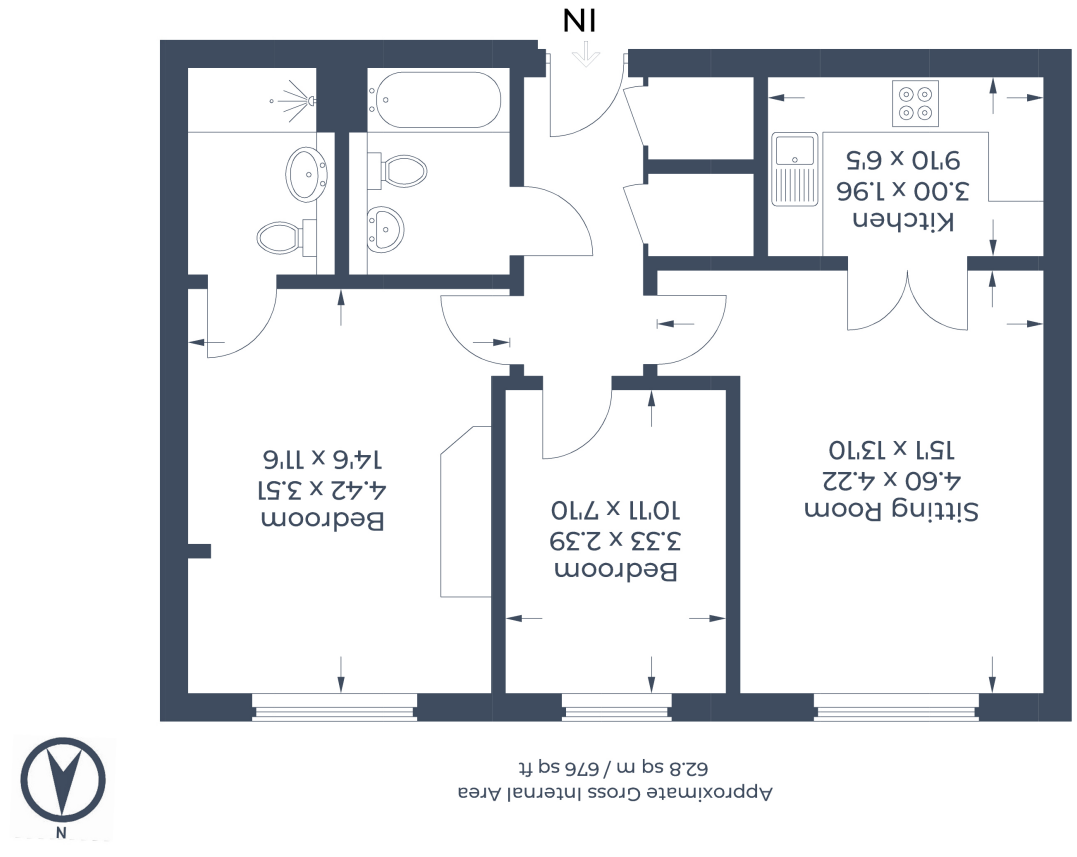


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (69-80)
G (1-20)	A (92-100)

Illustration for identification purposes only. Measurements are approximate, not to scale. © CJ Property Marketing Produced for Peter & Lane





- Immaculate TWO BEDROOM RETIREMENT APARTMENT.
- No forward chain.
- Highly desirable Retirement Development close to town centre.

- En-suite shower room to Bedroom One.
- Fitted bedroom furniture.
- Communal gardens and parking.

#### Ground Floor

##### Communal Entrance

Communal entrance with stairs and lift to all floors. On the First Floor is the Managers Office, residents communal Lounge, laundry room and hair dressing salon.

##### First Floor

##### Accommodation

Door to

##### Entrance Hall

Dimplex electric heater, coved ceiling, airing cupboard with hot water cylinder, built in cupboard with hanging and shelved storage space

##### Lounge

coved ceiling, full height picture window to the front aspect, electric radiator, wall light points, TV & telephone points

##### Kitchen

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, single drainer sink unit, plumbing for slimline dishwasher, space for fridge freezer, integrated eye level electric oven, hob and extractor

##### Bedroom One

window to the front aspect, coved ceiling, electric radiator, fitted wardrobes and peninsula unit, built in double wardrobe with hanging and shelved storage space

##### En-Suite Shower Room

refitted and comprising fully tiled double shower, vanity unit with wash basin and W.C, towel radiator

##### Bedroom Two

window to the front aspect, coved ceiling, electric radiator

##### Bathroom

bath with mixer tap and shower attachment, W.C, pedestal wash basin, towel radiator, Dimplex fan heater

#### Outside

communal gardens and parking areas

#### Facilities

Cavendish Court offers a communal Residents Lounge with Conservatory and outdoor terrace overlooking the Riverside Park. There is a Laundry Room, Hairdressing Salon, two Guest Suites available to rent, on-site Manager and 24 careline. There are well kept gardens surrounding the property and ample parking.

#### Leasehold

approx. 98 years remaining.

Service Charge ££4633.20

Ground Rent £525.37

