



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	77
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Sapphire Lodge is a unique development built in 2016 to a high specification for the retirement market aged 60 and over. Certainly the place to live if you are looking for an independent living lifestyle. Sapphire Lodge offers you beautiful managed surroundings, with an Owners Lounge with coffee bar, Guest Suite available at a small charge, landscaped gardens and lovely communal hallways and a lift to all floors. Number 27 Sapphire Lodge is a one Bedroom second floor apartment boasting garden views and benefitting a southerly aspect. Offered for sale with no onward chain.



## ROOM DESCRIPTIONS

### Communal Areas

#### Main Door Access

Level access from the front path with well-lit security lighting, intercom camera access and electrically operated main door opens onto an entrance vestibule which in turn has electrically operated door opening onto the Owners Lounge. Apartment 27 is located on the second floor.

#### Peace Of Mind Security

The apartment like all others is fitted with a 24 hour emergency careline which is fully managed and included in the management fee. There is also camera entry system from the main door and can also be set up to any television in your apartment to view your callers. Fire and smoke detection systems installed to all apartments plus the communal areas, all connected to the careline.

#### Owners Lounge & Coffee Bar

The owners lounge is very welcoming with superb decor and modern furniture with a feature fireplace and television. A perfect place to socialise with other residents and friends. Events are arranged on a frequent basis but not compulsory to join in.

#### Communal Hallways

The halls are superbly decorated and clean with notice boards, access door to the gardens and the four person lift provides access to all floors.

#### Beautiful Landscaped Gardens

The landscaped gardens are beautifully presented and surround the main building and offer relaxing walks through the gardens or you can sit and enjoy the sun at one of the many sun or patio areas, there is also a pergola with timber decking. Around the vast grounds are a variety of colourful flowers and shrubs, trees, pathways and long lawns.

#### Exterior

There is a timber built structure used for storage of electric mobility scooters and electric points, refuse building both accessed from the main building and double doors to the front car park.

#### Parking

The parking is available on a first come first serve basis from the front and rear car parks.

#### Lease & Management Charges

The duration of the lease is 125 years from the 1st May in 2016. Management and Ground Rent charges are payable. Half yearly charges are as follows;

Service charge £1775.98 per 6 months

Ground Rent £408.93 per 6 months

#### Apartment 27

#### Entrance Hall

Entered via wooden self closing door. Large, walk in storage cupboard with automatic light, housing hot water tank and providing ample storage space. Doors to Living Room, Bedroom and Shower Room.

#### Living Room

16' 5" x 12' 6" (5.00m x 3.81m)

Feature fireplace with inset electric fire. Wall mounted panel heater. UPVC double glazed window to South aspect with lovely views. Door to Kitchen.

#### Kitchen

7' 9" x 7' 9" (2.36m x 2.36m)

Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in eye level electric oven and electric hob with extractor over. Integrated fridge and washer/dryer. Under counter frost free freezer. Non slip floor covering and light tube allowing natural light.

#### Bedroom

15' 8" x 9' 2" (4.78m x 2.79m)

Built in mirror fronted wardrobes. Wall mounted electric panel heater. UPVC double glazed window to South aspect.

#### Shower Room

Fully tiled and fitted with a white suite comprising; large shower quadrant with thermostatically controlled shower, vanity unit with inset basin, wall mounted cupboard with shaver point and concealed cistern low level W.C. Heated towel rail, extractor and non slip floor covering.

