



All measurements are approximate and for display purposes only



This delightful two bedroom retirement apartment enjoys a slightly elevated position in this well maintained retirement complex for the over 55's. Located in a matured area on the Western edge of town, with easy access to local shops and public transport links, this beautifully maintained and spacious first floor apartment should certainly be on your viewing list. Entered via its own front door the completely self contained home has a stairlift for ease of access if required. Bright, airy and deceptively spacious, the modern accommodation briefly comprises; Entrance Hall, dual aspect Sitting Room, Kitchen/Breakfast Room, two double Bedrooms and stylish Shower Room. Outside, there is a useful storage cupboard and gravelled seating area as well as a shared garden. The complex itself, has beautifully maintained communal areas as well as resident and visitor parking.



## ROOM DESCRIPTIONS

### Entrance Lobby

Entered via UPVC double glazed door. Stairs to first floor with stair lift fitted.

### Entrance Hall

Loft access. Airing Cupboard. Doors to Sitting Room, Bedrooms and Shower Room.

### Sitting Room

13' 0" x 12' 9" (3.96m x 3.89m)

Glorious dual aspect room with UPVC double glazed windows with far reaching, distant views. Storage heater. Multi pane glazed double doors to Kitchen/Breakfast Room.

### Kitchen/Breakfast Room

9' 9" x 8' 8" (2.97m x 2.64m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Built in eye level double oven, hob and extractor. Integral fridge and under sink unit housing on demand water heater. Spaces for washing machine and upright fridge/freezer. Vinyl flooring.

### Bedroom One

12' 3" x 12' 1" (3.73m x 3.68m)

Storage heater and UPVC double glazed window to rear.

### Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

Fitted double mirror fronted wardrobes. Electric panel radiator. UPVC double glazed window to rear.

### Shower Room

Fully tiled and fitted with a white suite comprising; large shower quadrant with electric shower, Vanity unit with inset basin and low level W.C. Shaver point, heated towel rail and extractor.

### Outside

Walk in storage cupboard. A gravelled seating area gives access to shared garden which is laid to lawn.

### Tenure, Council Tax Band and Management Charges

Tenure: Leasehold 963 years remaining

Council tax Band: B

The charge for 1/4/23 - 31/3/24 is £2,868.09 & covers the resident Manager, emergency call system, outside property maintenance, buildings insurance, window cleaning & garden/grounds maintenance.

