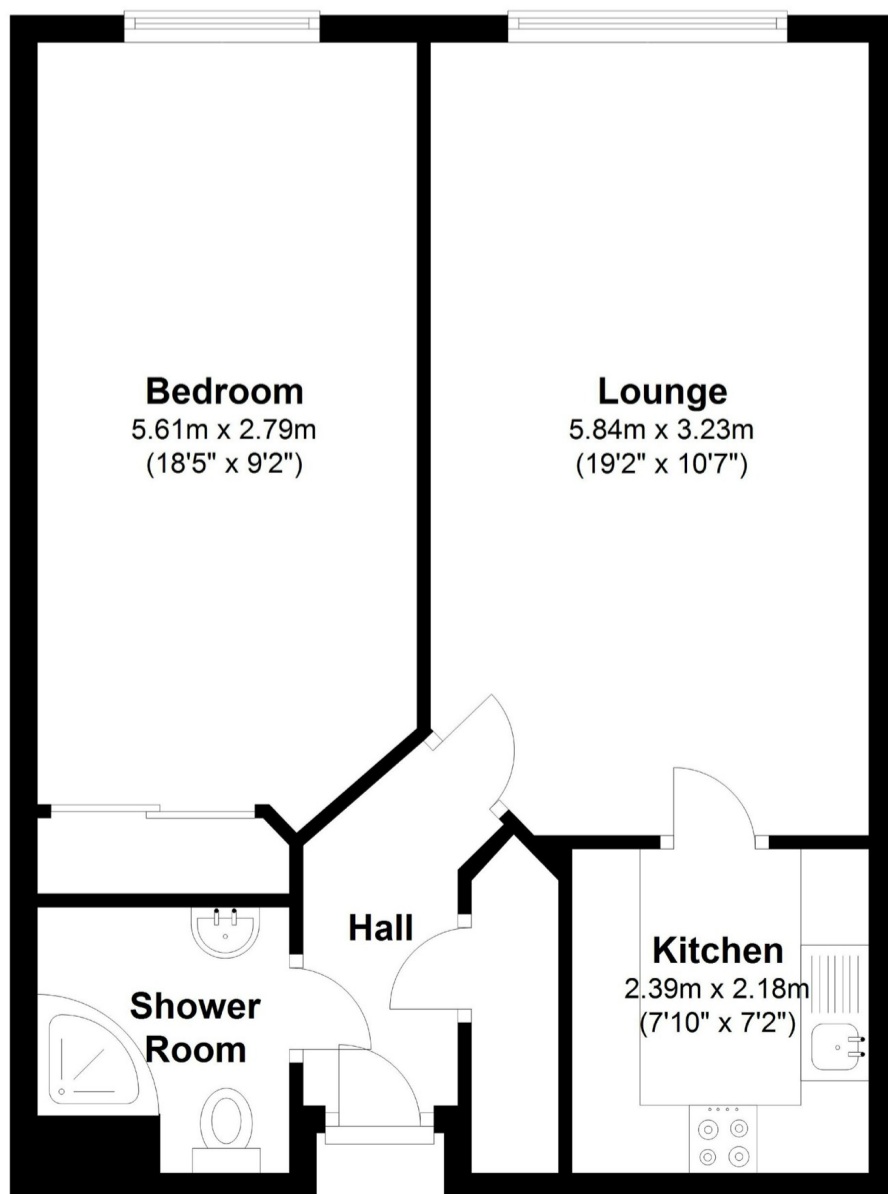




Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(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. there is also 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 15 Sapphire Lodge is a one Bedroom first floor apartment boasting garden views and benefitting a southerly aspect.



ROOM DESCRIPTIONS

First Floor

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 15 is located on the first floor with lift or stair access.

Peace Of Mind Security

The apartment like all others is fitted with a 24 hour emergency careline which is fully managed 365 days of the year and included in the management fee. Of course you also have the security of the Lodge Manager who is also there to run the building and help with any issues. 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. The coffee bar is fitted with a coffee machine which makes the perfect beverage so you can take a seat at one of the many tables or sofas to socialise and enjoy the view over the landscaped gardens. Events are arranged on a frequent basis but not compulsory to join in. There is also a Guest Lounge should you wish which can also be hired for special occasions and a small charge.

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 Communal 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 of May in 2016. Management and Ground Rent charges are payable. Half yearly charges are as follows;
Service charge - £2015.91 (£4,031.82 per annum)
Ground rent - £287.50 (£575.00 per annum)
Radiator heating is included in the management charge.

Entrance To Flat 15

Entrance Hall

Composite door with security spy hole and door bell enters into the Entrance hall. Large built in storage / airing cupboard containing electricity fuse board. Hot water tank. Light and power.

Lounge/Dining Room

19' 2" x 10' 6" (5.84m x 3.20m)

A spacious room with UPVC double glazed window looking out onto the communal grounds. Feature fireplace with inset electric fire hearth and surround. The property benefits a southerly aspect and views over the gardens. Radiator. Telephone point. Television point.

Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)

A well appointed kitchen fitted with a range of wall and base units with square edge worksurfaces over. Inset sink and drainer with mixer tap. Eye level electric oven and complementary four ring hob with cooker hood above. Integral fridge, freezer and washer/dryer. Pelmet lighting. UPVC double glazed window overlooking the gardens.

Bedroom 1

18' 4" x 9' 1" (5.59m x 2.77m)

A spacious room with UPVC double glazed window overlooking the gardens. Built in double wardrobe with hanging rail and shelving. Radiator. Television point and telephone point.

Shower Room

6' 8" x 5' 4" (2.03m x 1.63m)

Tiled and fitted with a white suite comprising; large shower cubicle with thermostatic shower unit, concealed cistern low level W.C. plus vanity unit with inset wash hand basin. Additional storage unit above with inset mirror. Heated towel rail.

Communal Gardens

Tenure & Council Tax

Tenure - Leasehold 118 years remaining.
Council Tax Band - C.

