

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) approx.
Made with Metropix e2026



ACCOMMODATION
467 sq.ft. (43.4 sq.m.) approx.

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





COMMUNAL ENTRANCE

Entrance via a security intercom system leading through to the main reception area where you will find the Managers office and residents lounge, kitchen and toilet facilities. There is also a separate laundry room with washers and dryers. Lifts and stairs to all floors.

ENTRANCE HALL

Entry phone system. Wood effect flooring. Coved ceiling. Security pull cord. Power points. Doors to accommodation.

LOUNGE/DINER

17' 7" x 14' 7" (5.36m x 4.45m) (MAX) Carpet to flooring. Coved ceiling. Power points. Telephone point. Aerial & Sky point. Recently fitted electric panelled radiator. Attractive Electric coal effect fireplace with wooden mantelpiece over. UPVC double glazed windows to side aspect. Security pull cord. Double doors leading through to kitchen.



KITCHEN

8' 11" x 5' 9" (2.72m x 1.75m) A range of fitted units to both eye & base level. Eye level units come with underlighting. Wood effect roll top work surface. Integrated Hotpoint Electric oven. Integrated four ring Electric hob with extractor hood over. Integrated stainless steel sink & drainer unit with stainless steel taps. Space & plumbing for fridge and freezer. Wood effect vinyl flooring. Part tiled walls. Coved ceiling. Power points. Security pull cord. UPVC double glazed windows to side aspect.



BEDROOM

14' 2" x 8' 9" (4.32m x 2.67m) UPVC double glazed window to side aspect. Carpet to flooring. Range of floor to ceiling built in wardrobes with built in overhead storage. Range of vanity drawers. Recently fitted electric panelled radiator. Carpet to flooring. Coved ceiling. Power points. Telephone point.

SHOWER ROOM

Spacious area offering a modern three piece white suite comprising of low level concealed cistern WC with dual flush mechanism. Vanity hand wash basin with vanity cupboards under with stainless steel mixer taps. Large walk in shower enclosure accessed via a glass screen sliding doors. Stainless steel wall mounted mixer shower. Coved ceiling. Wood effect vinyl flooring. Extractor fan. Wall mounted Electric heater. Additional recently installed chrome heated towel rail. Tiled walls. Wall mounted vanity light with integral shaver point. Deep built in airing cupboard housing hot water cylinder, Fuse board, and Electric meter. Plus ample storage over.

COMMUNAL GROUNDS

Well maintained communal gardens and grounds with ample seating areas.

GUEST SUITE (FOR VISITORS)

Perfectly located on the top floor is a lovely welcoming guest suite which for a very fair nightly rate is available to relatives etc. The guest room has a separate shower room within.

GENERAL BLOCK INFO

The block is specifically designed for independent living for the over 60's. Within each room there are multiple security pull cords. There is also a friendly and professional inhouse manager. The facilities onsite also includes a laundry room with all services included within the maintenance charges. There is a residents car park (non allocated) and attractive communal grounds. ALSO 24 HOUR EMERGENCY APPELLO CALL SYSTEM.

COST, CHARGES AND LEASE DETAILS

GROUND RENT :- £350 approx. twice a year
MAINT CHARGES :- Approx. £1650 twice a year - Including Building Insurance, Cleaning of communal areas, upkeep of grounds, window cleaning, laundry room facilities, refuse/domestic waste and water rates.
REMAINING LEASE - 99 Years.
COUNCIL TAX BAND B

