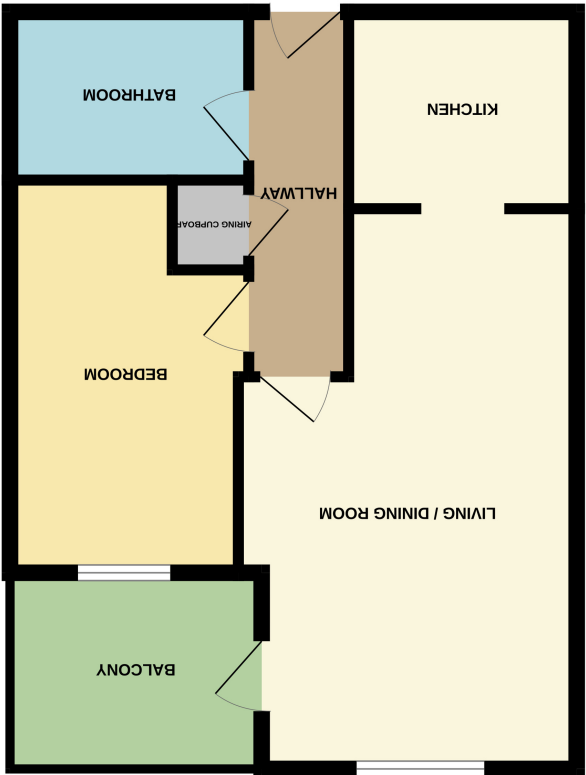
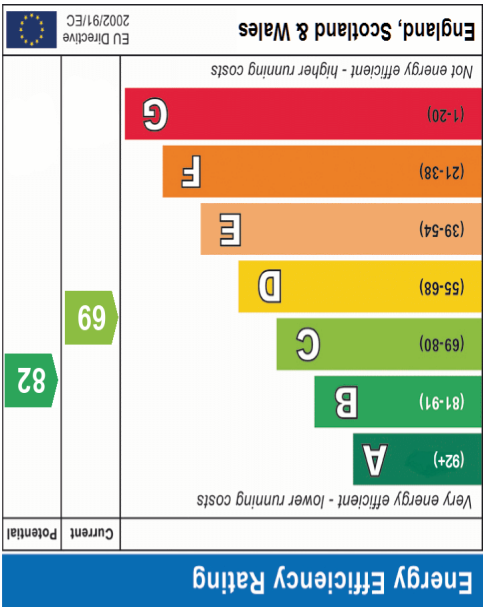


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 482 sq ft (44.7 sq.m.) approx.
Made with Metreplan 2025



RETIREMENT FLAT
482 sq.ft. (44.7 sq.m.) approx.





HALLWAY

Carpeted Flooring; Electric Heating; Telecom Entry System; 24 Hour Care Line System; Storage Cupboard; Ceiling Light Fitting; Doors to all Rooms.

KITCHEN

8' 0" x 7' 0" (2.44m x 2.13m) Beautifully designed modern fitted kitchen with integrated appliances to include: Mixer Taps to One and a Half Bowl Stainless Steel Sink; Fridge/Freezer; Neff Electric Oven and Hob; Ambient Lighting to Wall Units; Ample Base Units and Drawers; Tiled Splashbacks; Ceiling Light Fittings; Lino Flooring.



LIVING/DINING

19' 5" x 12' 0" (5.92m x 3.66m) Spacious living benefitting from: Dining area; Carpeted Flooring; Electric Heating; Ceiling Light Fittings; Door to Private Balcony.



BEDROOM

14' 0" x 9' 0" (4.27m x 2.74m) Lovely, light and spacious double bedroom boasting: Fully Fitted Robes; Bedside Cabinets; Matching Dresser; Vertical Blinds to Double Glazed Window to rear; Carpeted Flooring; Ceiling Light Fitting; Electric Heater.

BATHROOM

9' 0" x 6' 0" (2.74m x 1.83m) Large bathroom comprising of a four-piece suite to include: Hot and Cold Water Taps to Panelled Bath; WC; Hot and Cold Taps to Pedestal Basin; Separate Walk-in Shower; Lino Flooring; Part Tiled Walls; Wall-Mounted Mirrored Cabinet; Electric Heater.

COMMUNAL LOUNGE

All residents benefit from access to the large communal lounge and dining area with ktichenette, over looking communal gardens with doors leading to an outside decked area.

GUEST SUITE

The guest suite is available to hire, subject to availability, for visiting families.

ADDITIONAL INFORMATION

Council Tax Band B

99 Years Remaining on Lease

Service Charge £330 per month approx. NO INCREASE FOR A FURTHER YEAR.

Ground Rent £400 per annum

Resident & Visitor Parking

Communal Lounge, Library, Garden

On-Site Manager

Private Guest Room with En-Suite

