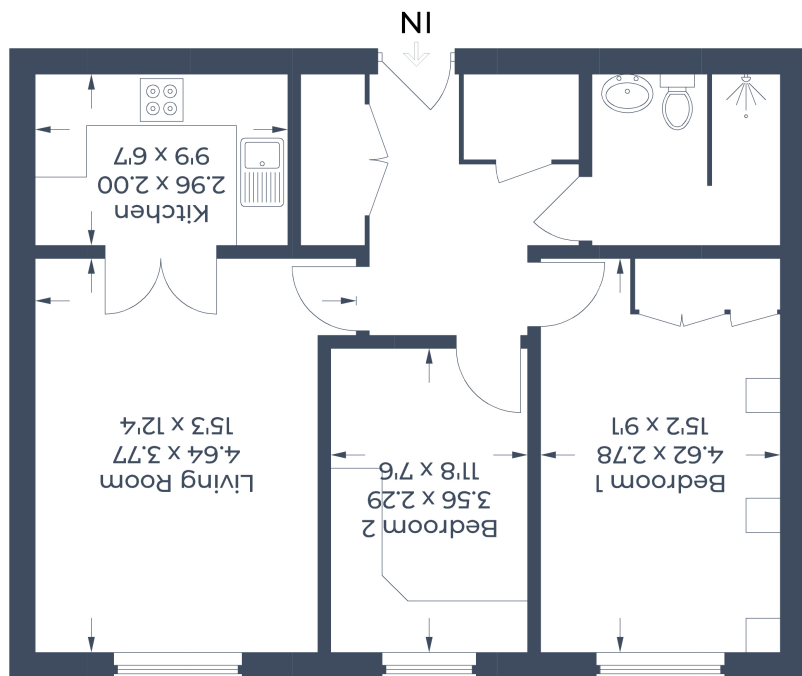


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Very energy inefficient - higher running costs
A (92-100)	G (1-20)
B (81-91)	F (21-30)
C (69-80)	E (31-40)
D (55-68)	D (41-54)
E (39-54)	C (55-68)
F (21-30)	B (69-80)
G (1-20)	A (92-100)
75	79

Illustration for identification purposes only.  
 measurements are approximate, not to scale.  
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Approximate Gross Internal Area = 58.9 sq m / 634 sq ft





- Well presented Second Floor RETIREMENT APARTMENT
- POPULAR development close to town centre and amenities
- All floors served by a lift.
- Offer with NO FORWARD CHAIN
- TWO BEDROOMS
- Refitted Shower Room
- Highly sought after over 55's development

**Ground Floor**

**Communal Reception Hall**

Approached via security entrance door to front aspect. LIFT AND STAIRS to all floors

**Second Floor**

**Entrance Hall**

Entrance door from hallway, coving to ceiling, built in airing cupboard, large built in double storage / cloaks cupboard, electric heater, access to loft space, security intercom system. Doors leading off to Lounge, Shower room and Bedrooms.

**Lounge**

4.64m x 3.77m (15' 3" x 12' 4"). Double glazed window to front aspect, coving to ceiling, electric heater, television point, telephone point. Double doors leading to the kitchen.

**Kitchen**

2.96m x 2.00m (9' 9" x 6' 7") Fitted kitchen comprising of one and half bowl single drainer stainless steel sink unit with cupboards under, a range of base and wall mounted cupboards offering storage space, drawers units with worksurface over, built in electric oven and hob with extractor hood over, tiled splashback surrounds, space for fridge freezer.

**Bedroom One**

4.62m x 2.78m (15' 2" x 9' 1"). Double glazed window to front aspect, electric heater, coving to ceiling, television point, range of fitted white bedroom furniture to include drawer units, bridging units, shelving and storage cupboards plus a range of fitted triple wardrobes extending one wall.

**Bedroom Two**

3.56m x 2.29m (11' 8" x 7' 6"). Double glazed window to front aspect, electric heater, coving to ceiling. This room was previously used as a study/crafts room and has fitted desk area, shelving, and storage cupboard and drawer units.

**Shower Room**

A refitted shower room with fitted double fully tiled shower cubicle with hand rail, low level WC, pedestal wash hand basin, tiled floor, heated towel rail, tiled splashbacks, wall mounted Dimplex heater, extractor fan, two wall mounted bathroom cabinets /storage cupboard, shelving.

**Communal Facilities**

Cavendish Court communal facilities include a good size Lounge and conservatory which leads out to an elevated patio area with views over the riverside park, there is a Laundry Room, Hairdressers, Library area, two guest suites, resident manager, 24 hour Careline access throughout the building, lifts to all floors.

**Service Charge & Ground Rent**

The service charge for 2024 is £4,633.20 per annum. The Ground Rent for 2024 is £525.37

