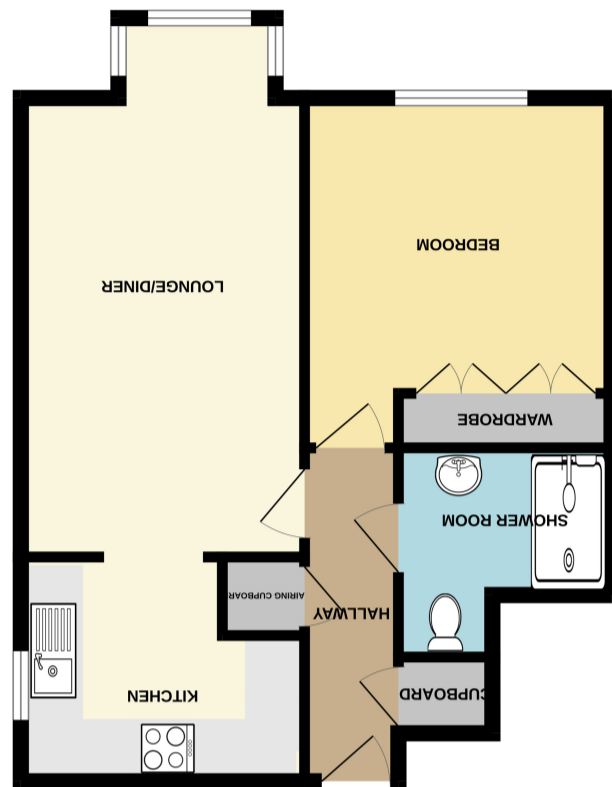


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 516 sq ft (47.9 sq.m.) approx.  
Made with Metaphor 2023



FIRST FLOOR RETIREMENT APARTMENT  
516 sq.ft. (47.9 sq.m.) approx.

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92-100)	80
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	





### PROPERTY PARTICULARS

Elliott and Smith are pleased to present this SPACIOUS FIRST FLOOR DOUBLE-BEDROOM APARTMENT located in a smaller block within the development, being close to the lounge and laundry room. Situated within a sought after development at the end of a quiet 'no through road'. This purpose built over 60's accommodation is close to local shops, amenities and bus routes. This warm and welcoming home has many benefits including well maintained communal gardens, a salon, library, resident parking, communal kitchen/laundry, fantastic and friendly communal living area and all flats are internally maintained and managed on site. This property has a very healthy remaining lease and will be sold with vacant possession/no onward chain.

### BEDROOM

12' 9" x 11' 2" (3.89m x 3.40m) Spacious double bedroom to front aspect; Two double fitted robes with full hanging space and overhead storage; Scalloped fringe roller blind; Voile curtains; Emergency pull cord; Smoke detector; Carpet to flooring; Ceiling light fitting; Storage heating.

### BATHROOM

7' 8" x 7' 4" (2.34m x 2.24m) Three pieces suite comprising of: Double length shower walk-in shower with glass screen; Aquatronic electric shower; Pedestal basin with hot and cold taps. 3 x handrails; Chrome heated towel rail; Wall-hung bathroom cabinet; Dimplex heater; Extractor fan; Tiles to walls; Non-slip lino flooring; Ceiling light fitting.



### HALLWAY

12' 3" x 3' 4" (3.73m x 1.02m)  
PLUS  
Storage cupboard of 3' 7" x 3' 5" shelves to side and rear wall; lino flooring  
Storage cupboard 2' 9" x 2' 9" housing the water tank with additional storage space  
Hallway comprises of : Carpeted flooring; Storage heating; Intercom; Anchor Call emergency pull cord system; Access to loft; Smoke detector; Ceiling light fitting.

### THE SHERITON'S GARDENS AND COMMUNAL AREAS

Attractive newly landscaped communal grounds surrounding the development. Lawn areas with well-maintained shrub borders. Newly landscaped shingled entertaining areas with seating and raised lawn with many attractive mature shrubs. Bin sheds and ample residents parking. Access to communal living and games areas.

### LIVING/DINING ROOM

20' 4" x 10' 3" (6.20m x 3.12m) Spacious and bright living/dining benefitting from: Bay window to front aspect; Feature fireplace (aesthetic) Storage heating; Carpet to flooring; Scalloped edge roller blind; T.V socket; Emergency pull cord; Ceiling and wall light fittings.

### ADDITIONAL INFORMATION

Approx 966 years remaining on lease - from 14/09/1990  
Service Charges and Ground Rent total of - £205pcm  
Managing Agent - Anchor Homes  
Council Tax - Band B



### KITCHEN

10' 2" x 8' 4" (3.10m x 2.54m) A lovely, bright and spacious, kitchen boasting: Plenty of wall and base units; Ample worktop space; Integrated appliances to include: Fridge/Freezer, Electrolux oven and hob; Extractor fan; One and a half sink with Victorian style mixer taps; Tiled splashbacks; Timber effect lino flooring; Ceiling light fitting.

