



- A LUXURY RETIREMENT APARTMENT FOR THE OVER 55'S
- OCCUPYING A MUCH SOUGHT AFTER SECOND FLOOR LOCATION
- ON-SITE BUILDING MANAGED IN SITU
- GATED, DEDICATED PARKING SPACE
- GAS CENTRAL HEATING SYSTEM AND DOUBLE GLAZING
- FITTED KITCHEN WITH APPLIANCES
- NO ONGOING VENDOR CHAIN

A LUXURY RETIREMENT APARTMENT FOR THE OVER 55'S. Occupying a much sought after second floor location. Two good sized bedrooms. Communal residents lounge and terrace. On-site building manager in situ. Video/Telephone entry system for security. Gated, dedicated parking space. Gas central heating system and double glazing. Pleasant balcony to one bedroom. Fitted kitchen with appliances. Must be viewed to be appreciated.

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THE ACCOMMODATION WITH APPROXIMATE MAXIMUM MEASUREMENTS INCLUDES

ENTRANCE HALL

With a double central heating radiator and a built in storage cupboard. Video/Telephone entry system control unit.

LOUNGE/DINING ROOM

18' x 10' with a double glazed Juliet balcony to the front elevation. Small double glazed side window. Glazed door to kitchen. Double central heating radiator.

KITCHEN

8'10" x 7'10" with a range of modern wall and base units incorporating a sink unit, electric hob, electric oven, extractor hood, fridge and freezer. Inset spotlights to ceiling. Part tiled décor to walls. Wall mounted gas central heating boiler.

BEDROOM (2)

14'5" x 8'8" with a double glazed to side elevation. Double central heating radiator. Double glazed door to balcony.

BEDROOM (1)

11'5" x 10'5" with a double glazed window to the front elevation. Mirror fronted double door wardrobes. Double central heating radiator.

BATHROOM

7'6" x 5'10" with a white suite comprising panelled bath, pedestal wash hand basin and low level wc. Part tiled walls. Heated towel rail.

OUTSIDE

The development stands within beautifully landscaped gardens that incorporate a gated parking area.

ADDITIONAL INFORMATION

Energy Performance Certificate Rating: B

Council Tax Banding: B

A service charge is payable of £194.47 pcm approximately. (to be confirmed by solicitors)

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Price: £159950

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