



-  Retirement Apartment – Over 60's
-  Second Floor Position – Lift Access
-  Two Double Bedrooms

-  Modern Shower Room
-  Communal Facilities
-  Inspection Recommended

**Price: £85,000** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





**AN EARLY INTERNAL INSPECTION IS STRONGLY RECOMMENDED** of this second floor retirement apartment which is conveniently located for access to Churchtown Shopping Village.

In the opinion of the Agents, the apartment offers well presented, attractively planned and generously proportioned accommodation. Accessed via lift or stairwell, the apartment is installed with upvc double glazing and electric heating comprising Private Hall with storage cupboard, Rear Lounge with Dining Area and Juliet Balcony overlooking the communal gardens to rear, Fitted Kitchen, two double Bedrooms and modern Shower Room.

There are a range of communal facilities within the development including a Laundry; Guest accommodation (subject to availability and booking fee) and a Residents' Lounge. The sale of the apartments are specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the benefit of alarm units throughout the apartment to call the House Manager or, out of hours, a central care-line centre.



## Ground Floor:

### Communal Entrance:

with video entry-phone system, Manager's Office, Communal Lounge and lift/staircase to all floors.

## Second Floor:

### Hall

**Lounge/Dining Room** - 6.25m overall x 3.53m overall (20'6" x 11'7")

**Kitchen** - 2.64m x 1.68m (8'8" x 5'6")

**Bedroom 1** - 5.31m x 2.79m (17'5" x 9'2")

**Bedroom 2** - 3.48m x 2.64m (11'5" x 8'8")

**Shower Room** - 2.03m x 1.68m (6'8" x 5'6")

**Outside:** There are well maintained communal gardens adjoining the development and we understand that residents' parking is available on a first come, first served basis.

**Communal Facilities:** There are a range of communal facilities within the development including Laundry; Guest Accommodation (subject to availability and booking fee) and a Residents' Lounge. The sale of the apartments are specifically to residents over the age of 60 (or in the case of a couple, one over the age of 60) and there is the reassurance of alarm units throughout the apartment to call the House Manager or, out of hours, a care-line centre.

**Council Tax:** Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band C

**Tenure:** We have received a copy of the lease stating the lease to be a residue of 125 years from 1.8.1998 and an annual ground rent of £717

**Service Charge:** The service charge is understood to be around £5,000 per annum as a contribution towards the buildings insurance premium, cleaning, lighting and heating of the communal areas, House Manager, Care Line, gardening, window cleaning, managing agents' fees, lift and general maintenance.

**NB:** We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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## Second Floor

Approx. 61.5 sq. metres (662.5 sq. feet)



Total area: approx. 61.5 sq. metres (662.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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