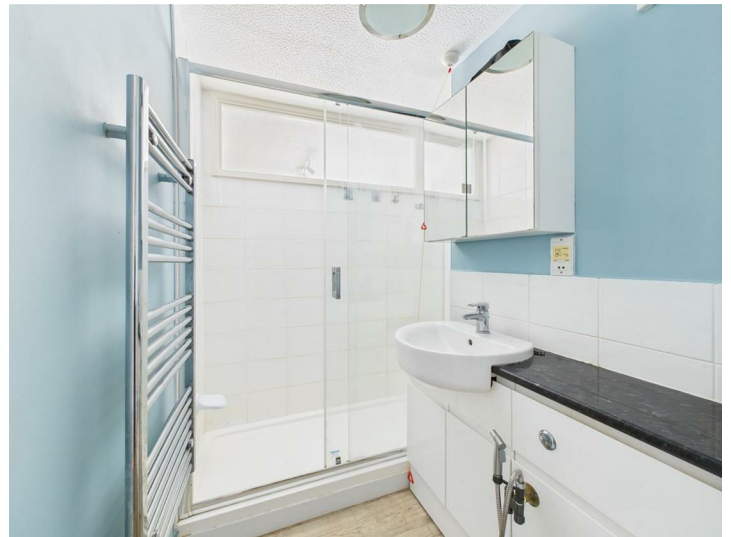
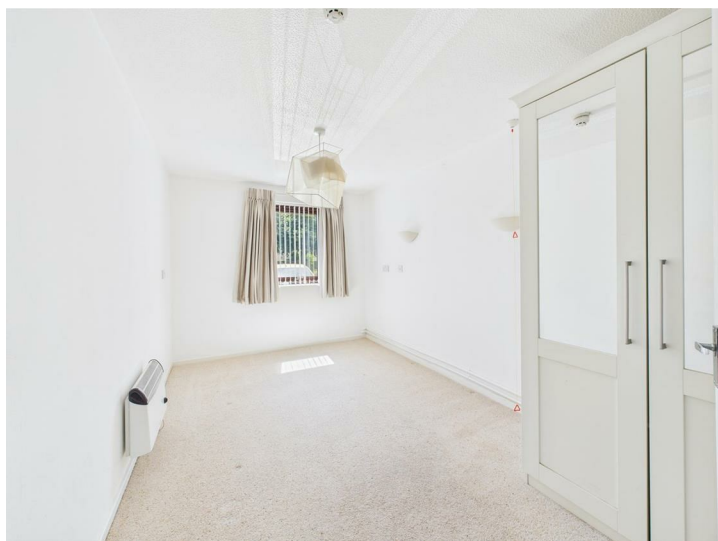


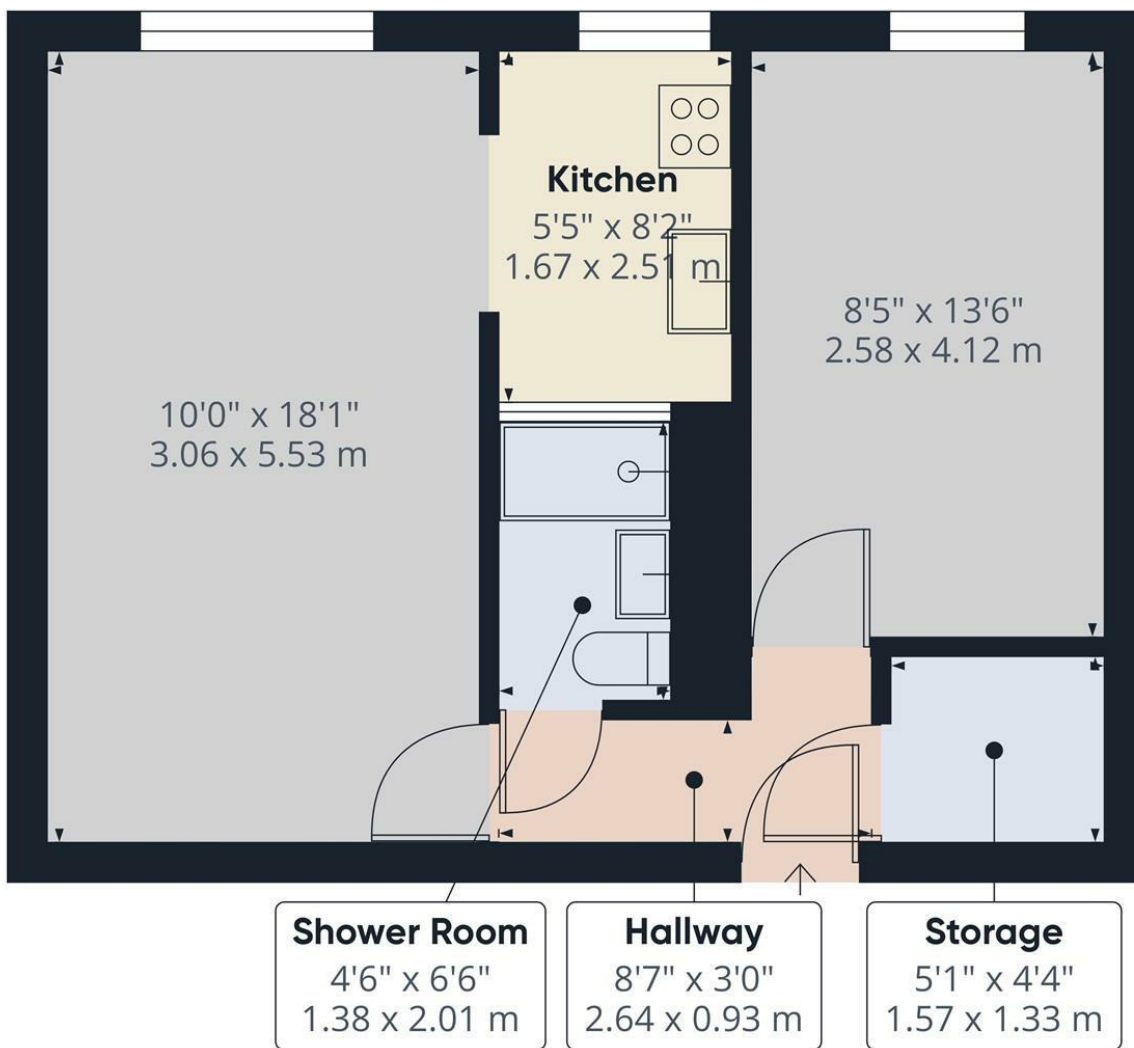


An improved and well presented one bedroom ground floor apartment set within the popular Ivyfield Court Retirement development, specifically for residents over the age of 60 and within easy reach of the town centre and mainline station. Offering a range of communal facilities to include a laundry room, residents lounge, delightful communal gardens and a 24 hour pull cord monitoring system offering peace of mind. The apartment itself has an entrance hall with useful storage cupboard, sitting/dining room, refitted kitchen with built-in oven and hob, double bedroom and a shower room with a modern white suite. Onsite parking is available for residents and their visitors. No Onward Chain.

- Retirement Apartment
- One Bedroom & Shower Room
- No Onward Chain
- Communal Gardens & Facilities
- Close to Town Centre







**Approximate total area<sup>(1)</sup>**  
428 ft<sup>2</sup>  
39.8 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	74
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing