



A well-presented ground-floor apartment forming part of a popular over-55s development, ideally located in a highly convenient position close to local amenities, transport links, and nearby parkland. Designed with comfortable and secure living in mind, the development benefits from a welcoming manned reception area, security entry system, and beautifully maintained communal grounds for residents to enjoy. The property offers well-proportioned accommodation with easy ground-floor access, making it ideal for those seeking a practical and low-maintenance home within a friendly community setting. The nearby park provides pleasant outdoor space for leisurely walks, while shops and essential services are all within easy reach, creating an excellent balance of convenience and lifestyle.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Over 55s development
- Ground floor apartment
- Close to local park and shops
- Public transport links to the town centre
- Communal car park
- No onward chain





Council tax band D

Council- RBC

Additional information:

Parking

There is a communal car park in the development

Lease information.

Years remaining: 104

Service charge: £4090 pa

Ground rent: £375.00 pa

Ground rent review period: Every 21 years, in line with RPI, next review 2029

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity - mains

Heating - Room Heaters

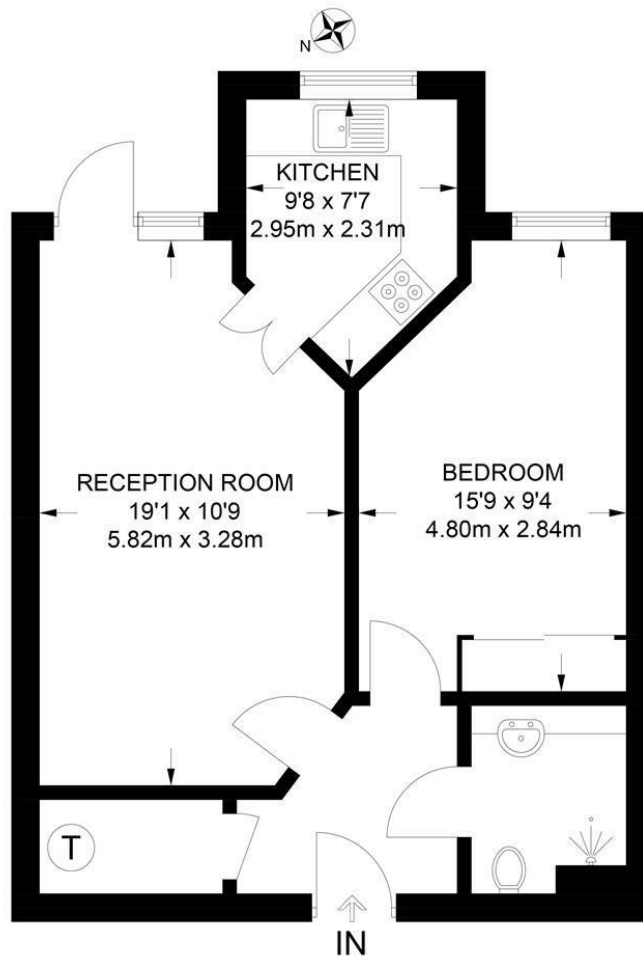
Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
507 SQ FT / 47.1 SQ M

This plan has been drawn for illustrative and identification purposes only.



Please contact our sales team to find out more, or to book a viewing.

sales@haslams.net
0118 960 1000

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.