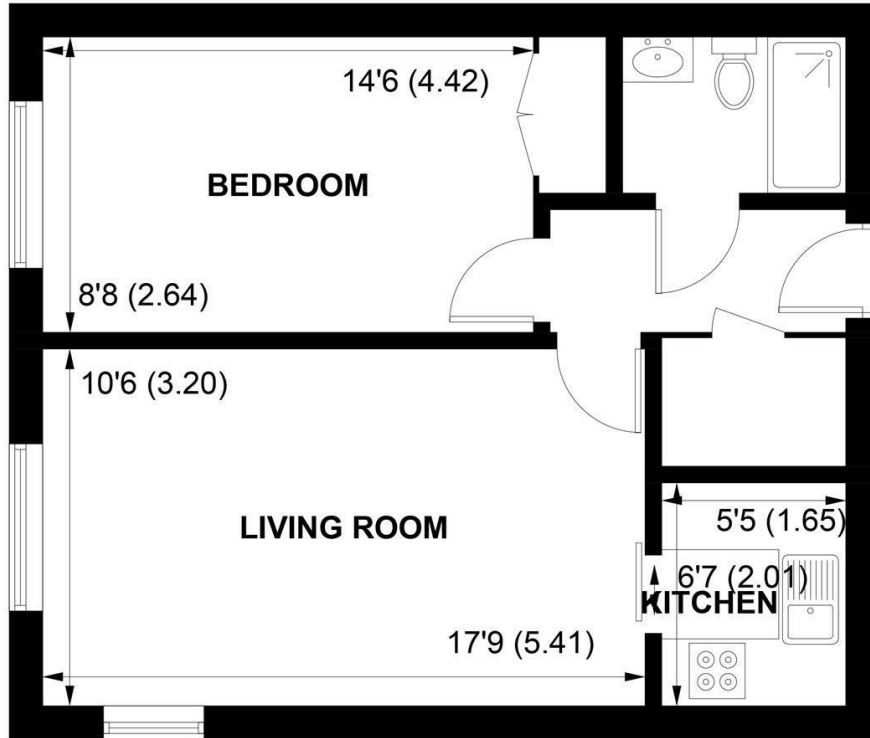


The logo consists of the letters 'SW' in a stylized, cursive, gold-colored font, set against a dark blue square background.

Sims Williams



41 THE MALTINGS HENTY GARDENS, CHICHESTER, WEST SUSSEX, PO19 3DW



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 466 SQ FT / 43.3 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2021 ©

Produced for Sims Williams

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£129,950 Leasehold

41 THE MALTINGS, HENTY GARDENS,
CHICHESTER,
WEST SUSSEX, PO19 3DW

- Dual Aspect Living Room
- Cathedral Views
- Modern Fitted Kitchen
- Oven & Hob
- Guest Suite On Site
- Communal Living Areas
- Managed Building
- City Centre Location
- Lift

EPC RATING

Current = C
Potential = B

COUNCIL TAX BAND

Band = C

Located in the southern corner of the first floor this flat enjoys a bright and spacious double aspect living room with views of the Cathedral. There is a modern fitted kitchen with oven, hob, fridge freezer and wall mounted units. The well proportioned double bedroom benefits from built in wardrobes and is serviced by a tiled shower room.

Completing the apartment is a large storage cupboard. The Maltings residents enjoy the use of a communal laundry room, guest suite, lounge and well tended gardens, they can also apply to go on a waiting list for allocated parking and there are some visitor's car parking spaces.

The flat is accessed by car, through Henty Gardens, off Westgate. Access to West Street can be obtained via a secure pedestrian gate just off the communal garden patio area, where you can walk across the road and be in the heart of the city. There is a good selection of shops and restaurants and the famous cathedral is within view. Cultural amenities include Pallant House Gallery and the Festival Theatre

and there is a cinema at the New Park Community Centre.

Lease details: Lease information: we are awaiting confirmation of the length of the lease. We understand that the yearly ground rent is about £200. The monthly service charge is about £188.69.

Directions...

From the end of West Street head west in Westgate and you will see the access to Henty Gardens on the right hand side after a short distance. Bear round to the right and you will see The Maltings ahead of you.

Disclaimer...

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

