

No Chain. A larger style first floor retirement apartment with a lovely aspect onto the communal grounds, in McLay Court. Well presented throughout, this would be a perfect apartment for anyone thinking of downsizing.

The accommodation briefly comprises: Communal Entrance, Hallway, Lounge/Diner with doors leading to the, Fitted Kitchen, Double Bedroom with fitted wardrobes and a modern fitted Shower Room. McLay Court further benefits from communal lounge and gardens, washing facilities and off street parking. There is also a house manager and 24 hour pull cord care line system in each room.

McLay court is perfectly placed with a bus stop directly outside as well as within walking distance to local shops at Fairwater Green.

#### Communal Entrance

Entered via communal entrance to the first floor.

### Hallway

Entered via wood front door, radiator, built in storage cupboard and additional cupboard with coat hooks, hot water feature heater and shelving, access to loft.

### Lounge 20'5 max x 14'1 max

Double glazed window to the courtyard, coved ceiling, radiator, fire surround.

# Kitchen 7'6 x 8'7

Double glazed window to the courtyard, fitted with wall and base units with worktop over, stainless steel sink and drainer, space for appliances, a four ring hob with electric oven. The fridge/freezer and the dishwasher is included in the sale..

#### Bedroom 8'9 x 17'6

Double glazed window looking onto the courtyard, fitted wardrobes, coved ceiling, radiator.

## Bathroom 6'8 x 9'8

Fitted with walk in shower, w.c and wash hand basin, heated towel rail, laminate flooring.

#### Communal Lounge

There is a communal lounge and guest room.

## Tenure and additional information

Lift to all floors. Communal gardens. Housing manager on site. Safety pull cords. Term of lease is 125 years from 1999, having approximately 100 years remaining Annual Ground Rent £646.22. Service and Maintenance Charges

£1366.61 per half year which includes the water rates.

Management Company Name and Address First Port Retirement Property Services Marlborough House Wigmore Place Wigmore Lane Luton LU2 9EX

# ST. FAGANS ROAD

Guide Price £85,000

















Call Hern & Crabtree to arrange a viewing on  $02920\ 555\ 198$ 

## Approx Gross Internal Area 56 sq m / 607 sq ft

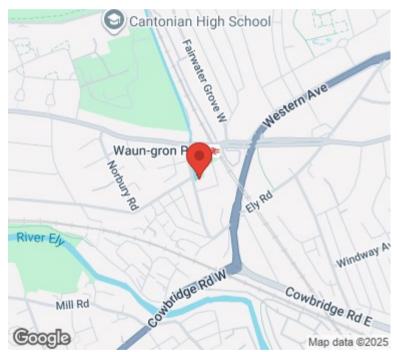


#### Floorplan

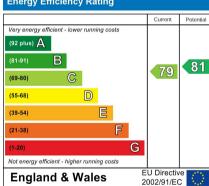
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of Items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.













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