

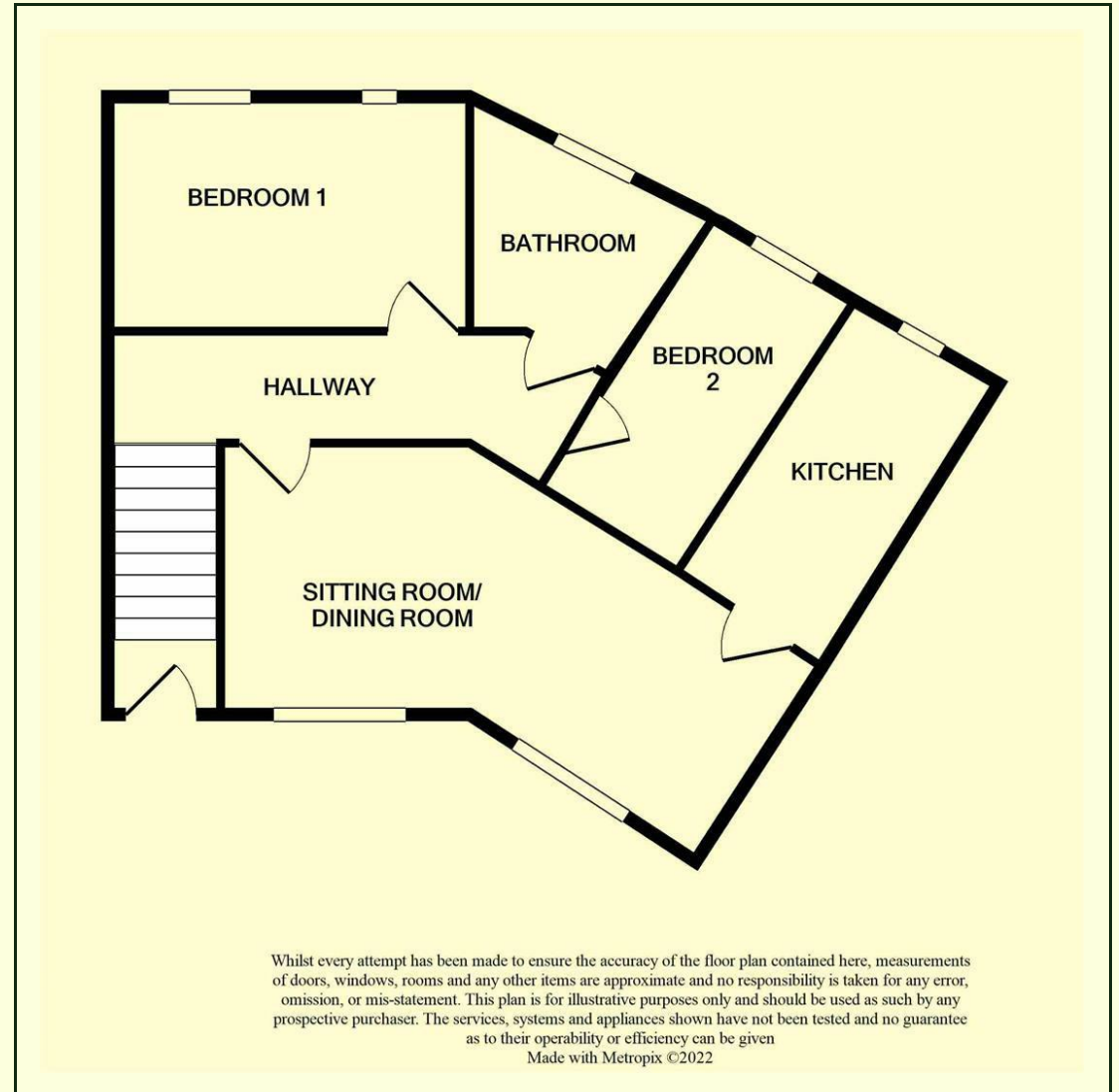


DERBYSHIRE'S
— *Estate Agents* —

48 The Maltings, Chard, Somerset, TA20 1PL

****NO CHAIN**** A 2 bedroom first floor apartment in the sought after Maltings over 55's complex. The property has been updated with UPVC windows and electric radiators throughout. The Maltings is set within well established communal gardens and within walking distance of all town centre facilities. Comprising: entrance hall, sitting room/dining room, kitchen, 2 bedrooms and bathroom. Use of communal parking, gardens and laundry, residents' lounge, guest suite, emergency careline system, resident house manager.

- FIRST FLOOR APPRTMENT
- 2 BEDROOMS
- SITTING ROOM/DINING ROOM
- KITCHEN
- BATHROOM
- OVER 55'S ONLY
- COMMUNAL GARDENS AND LOUNGE
- COMMUNAL LAUNDRY FACILITIES
- HOUSING MANAGER



48 The Maltings, Chard, Somerset, TA20 1PL
Guide Price £115,000

Situation

The Maltings is a complex of 60 retirement flats, for over 55's, built in 1988 with pretty communal gardens.

Entrance/Hall

Door to the front, stairs to 1st floor landing, intercom and alarm system, telephone point, 1 x electric radiator.

Sitting Room/Dining Room

19'0" max x 10'9"

2 windows to the front of the property, TV and telephone points, 1 x electric radiator.

Kitchen

10'5" x 5'2"

Window to the rear of the property, a selection of wall and base units, integral electric oven and 2 ring ceramic hob, space for a fridge/freezer, sink with drainer and mixer tap, wall mounted dimplex heater.

Bedroom 1

13'1" x 8'6"

2 windows to the rear of the property, TV and telephone points, 1 x electric radiator.

Bedroom 2

10'9" x 6'6"

Window to the rear of the property, built in wardrobe.

Bathroom

7'2" x 5'10"

Window to the rear of the property with obscured glass,

airing cupboard, shower cubicle, WC, pedestal basin, bidet, heated towel rail.

Communal Gardens

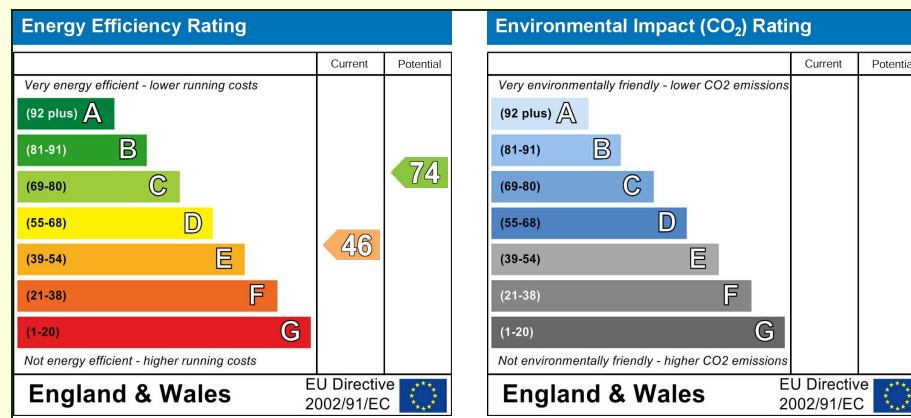
Pretty communal gardens with flower beds and benches to sit out and enjoy.

Weekly Activities

Weekly Social Activities include: lunches in and out, bingo, whist, coffee morning, and craft and chat, organised by social committee. Both cats and dogs generally accepted (subject to terms of lease and landlord permission).

Leasehold Details

125 year lease started in 1984 - There is an annual charge of approximately £1,480. This covers * building Insurance * Up keep of communal areas * Upkeep of laundry room * Communal Reception Hall * Gardener * Window Cleaner * Discounted Guest Room * Housing Manager * Water Rates * Alarm call system and integrated fire alarm system.





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