



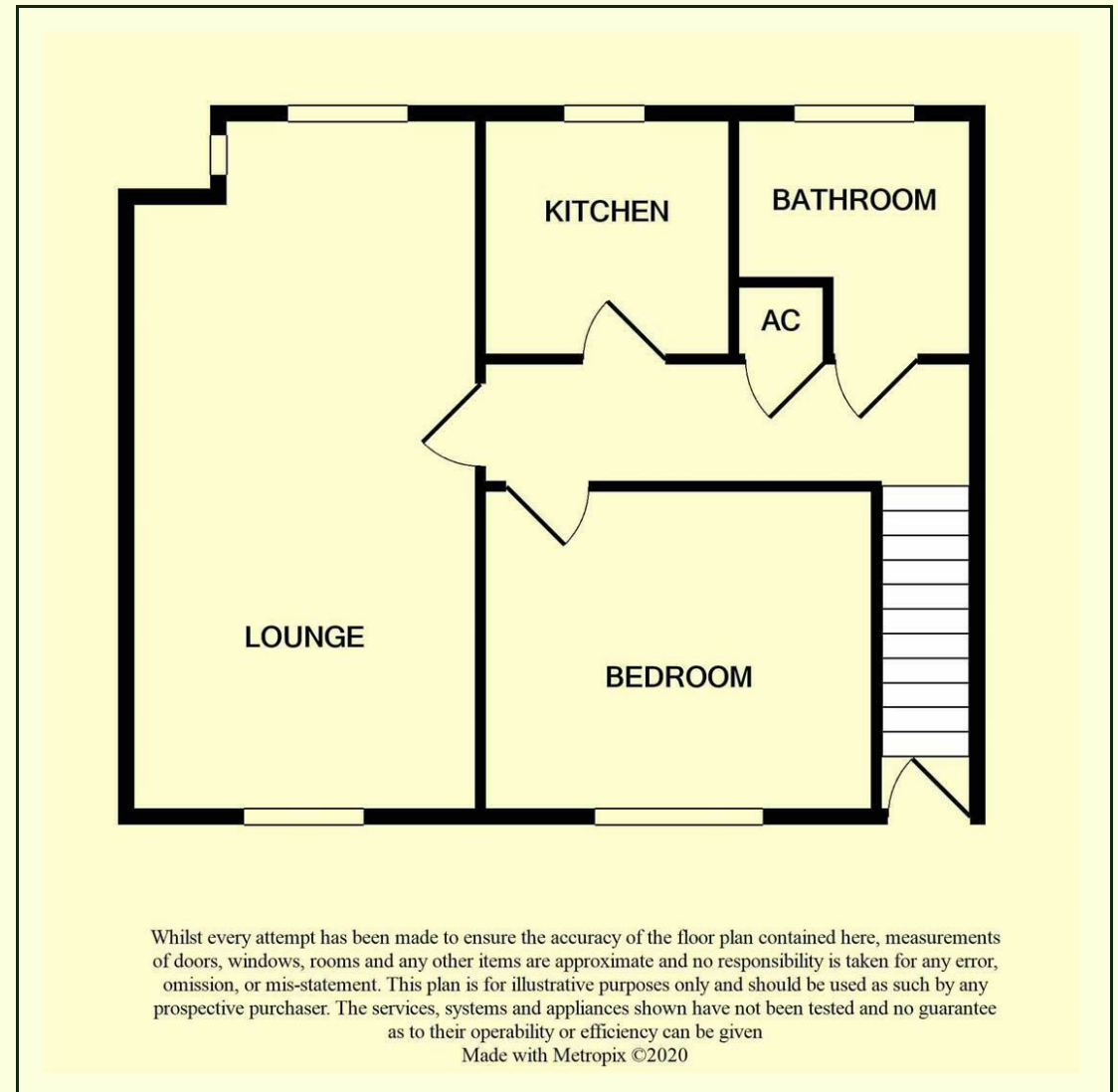
DERBYSHIRE'S
— *Estate Agents* —

Nine The Maltings, Chard, Somerset,
TA20 1PL

****NO CHAIN**** A one bedroom first floor apartment in the sought after Maltings retirement complex that is conveniently located near to the washing facilities and residents lounge. The property has just been updated with UPVC windows throughout and new carpets in the lounge and bedroom. 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, bedroom and bathroom. Use of communal parking, gardens and laundry, residents' lounge, guest suite, emergency careline system, resident house manager.

- Double Bedroom
- Sitting room/Dining Room
- Bathroom
- Over 55's Only
- Kitchen
- Communal Gardens and Reception
- Communal Parking
- Housing Manager



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Guide Price £95,000

Situation

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

Entrance/Landing

Door to the front, stairs to 1st floor landing, intercom and alarm system, 1 x night storage heater, airing cupboard, hatch to loft space.

Lounge/Dining Room

20'11" x 10'5"

Windows to the front and rear of the property, 2 x night storage heaters, TV point.

Kitchen

7'6" x 7'2"

Window to the rear of the property, a selection of wall and base storage units, space for a fridge, space for a cooker with extractor hood over, sink with drainer and mixer taps, electric wall mounted heater.

Bedroom

11'9" x 9'10"

Window to the front of the property, 1 x night storage heater.

Bathroom

7'2" x 7'2"

Window to the rear of the property with obscured glass, bath, WC, pedestal basin, electric wall mounted heater.

Communal Gardens

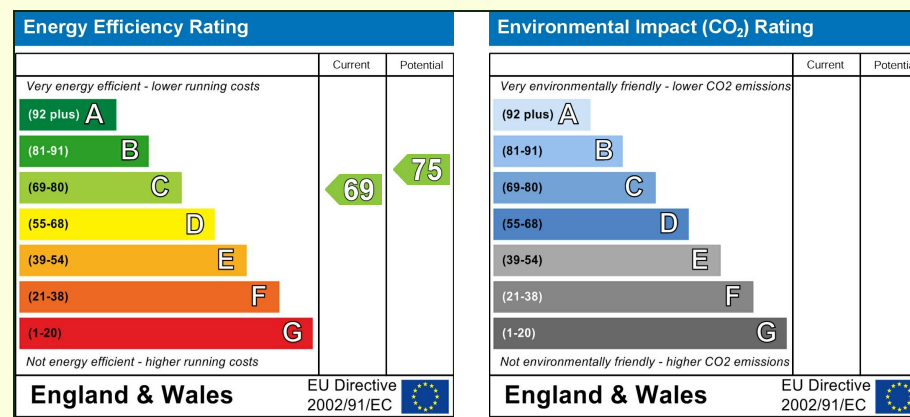
Pretty communal gardens with flower beds and benches to sit out and enjoy.

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 £1,949.06 p/a. 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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