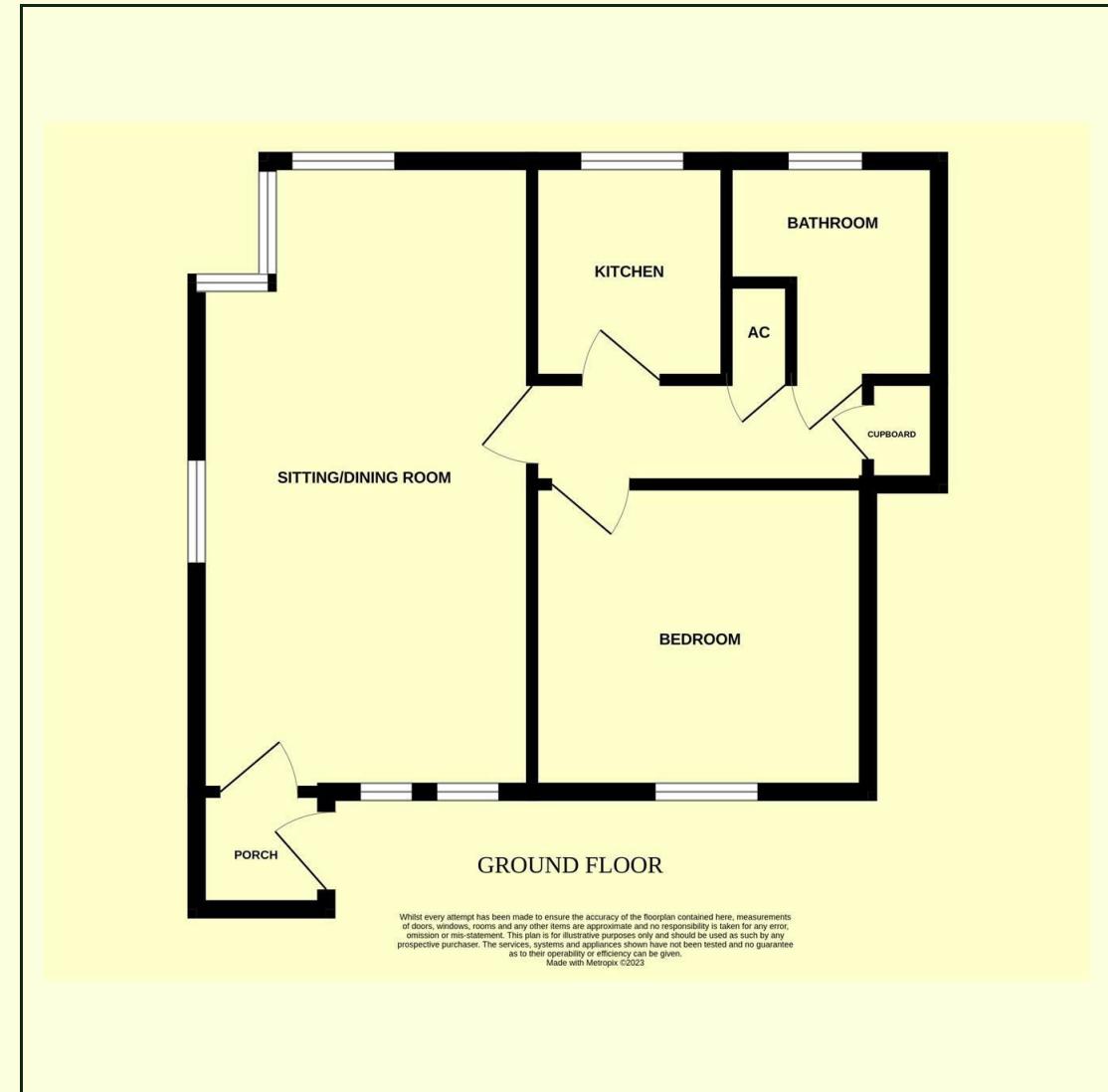




**DERBYSHIRE'S**  
Village and Country

37 The Maltings, Chard, TA20  
1PL

**\*\*NO CHAIN\*\*** A one bedroom ground floor apartment in the sought after Maltings retirement complex. The Maltings is set within well established communal gardens and within walking distance of all town centre facilities. Comprising: porch, 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. The property has Upvc double glazing and modern electric radiators.



37 The Maltings, Chard, TA20 1PL  
**Guide Price £98,000**

## Situation

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

## Porch

Door to the front, door to sitting/dining room.

## Sitting Room/Dining Room

20'4" x 10'9"

Windows to the front, rear and side, TV and telephone points, 1 x radiator.

## Kitchen

7'6" x 6'6"

Window to the rear, a selection of wall and base storage units, space for a cooker and fridge/freezer, stainless steel sink with drainer and mixer tap.

## Bedroom

10'9" x 9'10"

Window to the front.

## Hall

Airing cupboard and further storage cupboard.

## Bathroom

Window to the rear, spacious shower cubicle, pedestal basin, WC, storage cupboard, 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.

## 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58	76	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		



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