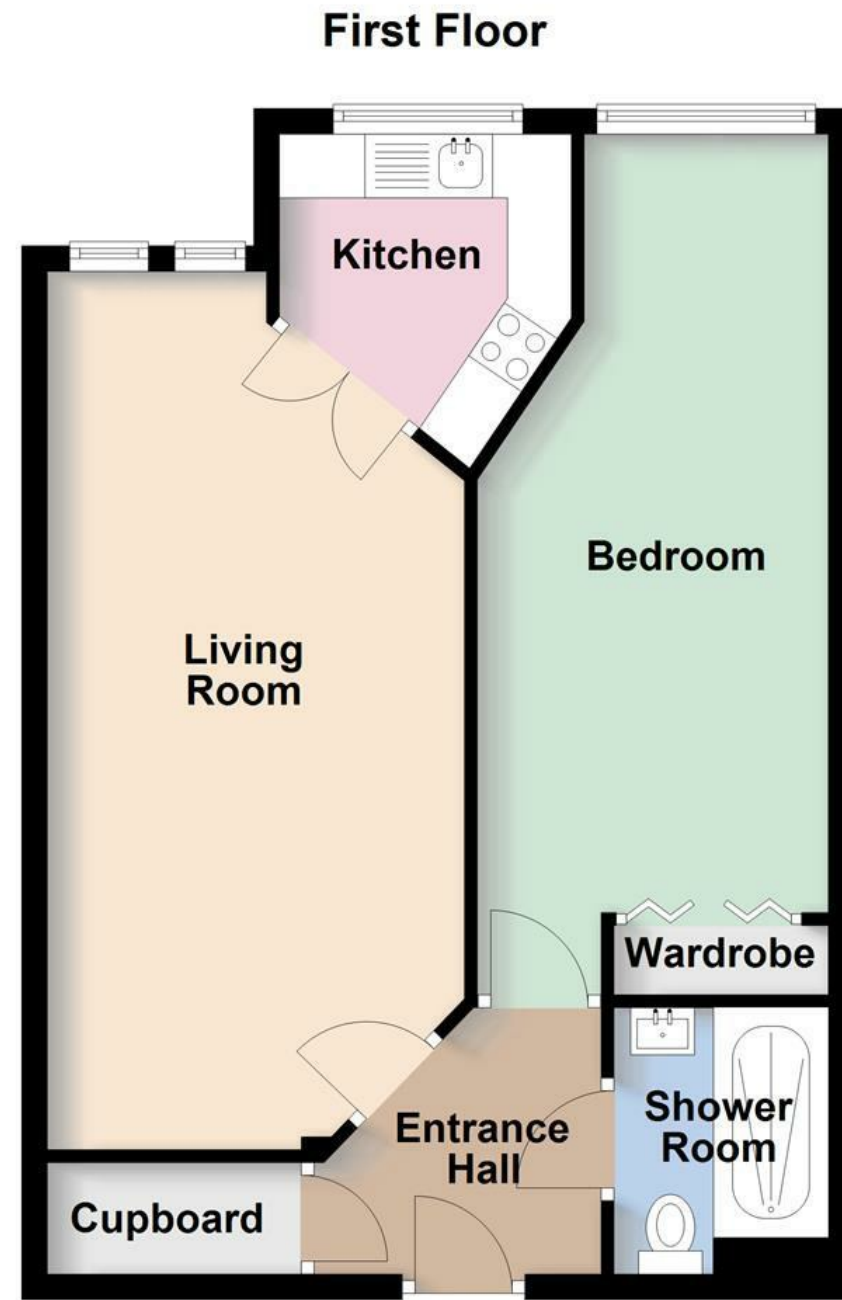




All floorplans provided by Petty Real are for guidance only. Please check all dimensions
 before making any decisions reliant upon them.
 Plan produced using PlanUp.



NO ONWARD CHAIN – A well-presented one-bedroom first-floor retirement apartment with LIFT ACCESS, set within this popular McCarthy & Stone development just a short walk from the town centre.

The apartment includes an entrance hall with built-in storage, a bright living room, a fitted kitchen, a double bedroom with built-in wardrobe, and a shower room.

The development benefits from a range of communal facilities including a residents' lounge, communal laundry, and guest suite. There is a Development Manager on site and a 24-hour emergency Appello system. Well-maintained communal gardens and social activities such as coffee mornings and bingo nights are also available.

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MISREPRESENTATION ACT 1967.

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2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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GROUND FLOOR COMMUNAL ENTRANCE

Residents lounge and Managers office. Stairs and lift to all floors.

ENTRANCE HALL

Entrance door and a built-in cupboard.

LIVING ROOM

22'7 x 10'7 (max) (6.88m x 3.23m (max))
Two double glazed windows and an electric radiator.



KITCHEN

8'7 x 7'6 (max) (2.62m x 2.29m (max))
Double glazed window, fitted wall and base units, four-ring electric hob, integrated oven, stainless steel sink and drainer with mixer tap over, and wood-effect flooring.



BEDROOM

20 x 9'2 (max) (6.10m x 2.79m (max))
Double glazed window, built-in wardrobe, and an electric radiator.



SHOWER ROOM

7'3 x 5'6 (2.21m x 1.68m)
Enclosed shower cubicle with electric shower fitment, wash basin, WC, and tiled flooring.



NOTES

Tenure: Leasehold 125 years from 2000
Coucil Tax Band: B
EPC Rating: B

DISCLAIMER

In accordance with the Estate Agents Act 1979, we must declare that the seller of this property is a relative of an employee of Wright Marshal .