





## Property Description

Giles Gate is conveniently located for Doctors, Shops and local amenities and has the benefit of an on site manager. The Development has lovely communal gardens and a communal Lounge where there are many events for Giles Gate residents.

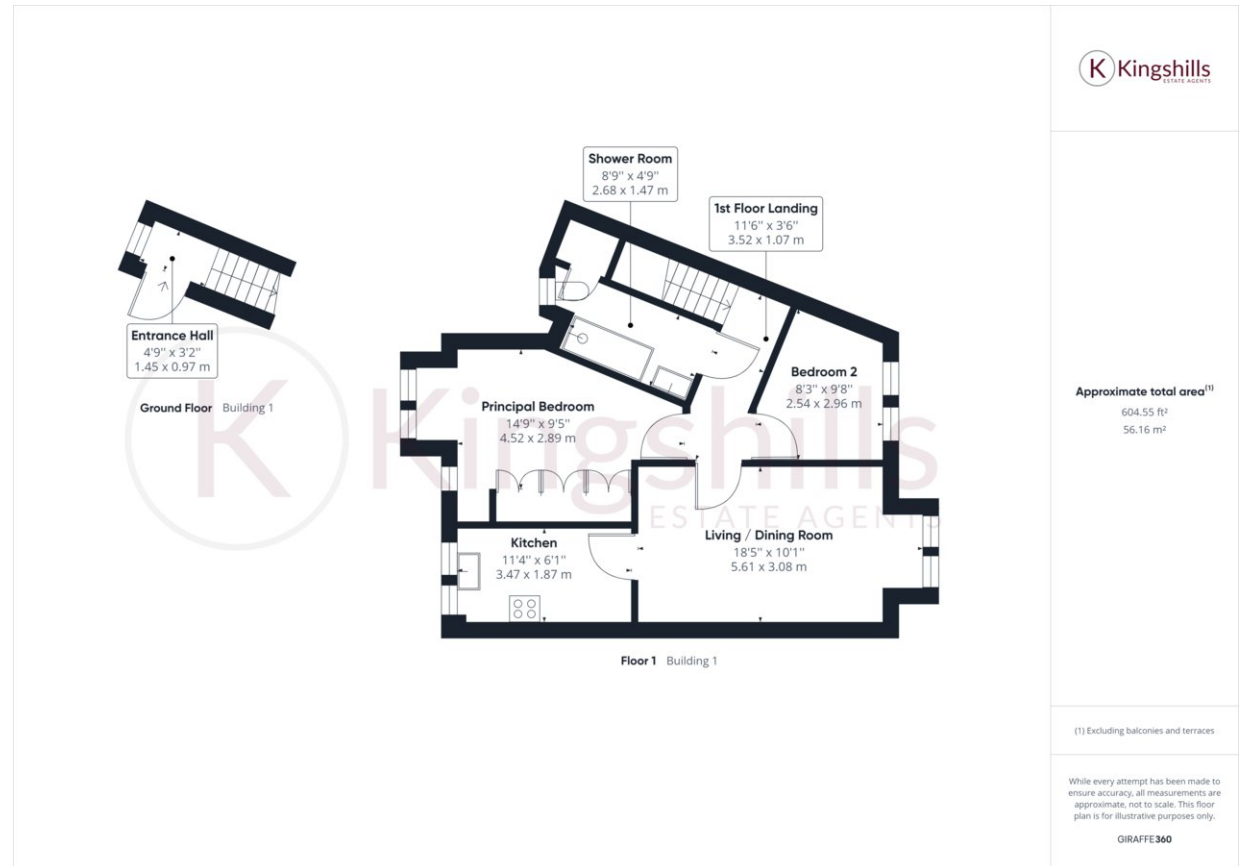
This property is situated on the first floor and has the benefit of Double Glazing and Gas Radiator Heating. 2 Bedrooms with the main bedroom having fitted wardrobes, Refitted Shower room, Kitchen and Living/Dining Room with Bay Window. There is a stair lift to the first floor which is serviced regularly.

There is ample parking which is on a first come first served basis along with visitors parking.

The purchaser must be over 60 years of age and each apartment has a 24 hour emergency call system fitted.

TENURE Leasehold

EPC RATING **D** / Council Tax Band D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements