



Our View "Fantastic retirement apartment with lovely views over rear garden"

- Two bedroom retirement flat
- Views over rear communal garden
- Warden assisted.
- Communal areas and lift
- Well presented throughout.
- Modern wet room for convenience
- No onward chain
- Single garage
- Central but quiet location
- Dual aspect lounge

A well presented two bedroom retirement flat, with dual aspect lounge, fitted kitchen and wet room situated in a well run warden assisted central location with a garage.



The retirement flat benefits from pleasant views over the rear communal garden, allowing residents to enjoy the tranquillity and beauty of nature without the need of maintenance.

This retirement flat is part of a well-maintained building that boasts a range of communal areas. Residents can socialize in the communal lounge or take advantage of the convenient lift, making it easy to access all levels of the building.

Further enhancing the appeal of this property is the inclusion of a single garage, providing secure parking and additional storage space.

Additionally, the flat is warden assisted, ensuring peace of mind for residents. This feature allows for immediate assistance in case of emergency, making it an ideal choice for those who value safety and security.

The location could not be more convenient, with easy access to local amenities, including shops, restaurants, and medical facilities. Furthermore, the flat's central yet tranquil setting allows residents to enjoy a peaceful environment while being close to all the necessary amenities.



In summary, this two bedroom retirement flat offers a fantastic opportunity to secure a comfortable and low-maintenance property in a highly desirable location. With its well-presented interior, stunning garden views, warden assistance, communal areas, lift access, and a single garage, this flat is not to be missed. We highly recommend early viewing to fully appreciate the charm and benefits of this stunning property.

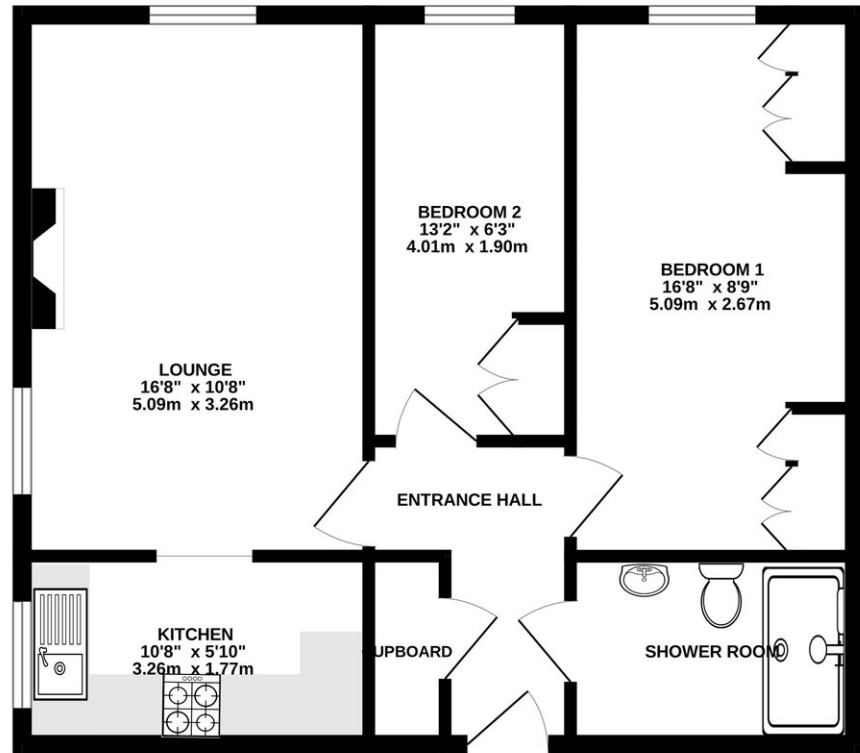
Council Tax Band B for the period 01/04/2023 to 31/03/24 financial year is £1,814.91



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ref: WNA-71217304
Tenure: Leasehold
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£129,950

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