





A beautifully presented one bedroom top floor apartment for the over 55's within this very conveniently located City centre development. Shops, cafes and restaurants as well as Doctors surgeries and all other amenities are close at hand. Davis Court also benefits from a residential manager, 24 hour emergency monitoring system, organised events in the communal lounge, guest accommodation for friends and relatives, residents parking and a long lease. Offered for sale chain free.

#### Communal Entrance

Entryphone system. Lifts to upper floors.

#### Entrance Hall

Coved ceiling. Airing cupboard housing hot water system. Additional storage cupboard. Electric heater. Doors to:-

#### Living Room

Double glazed window to rear. Coved ceiling. Entry phone system. Electric heater. Archway leading to:-

#### Kitchen

A modern refitted kitchen with a range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with drainer and tiled splashbacks. Integrated oven with extractor fan over. Space for fridge/freezer. Plumbing for washing machine. Double glazed to rear. Non slip vinyl flooring.

#### Bedroom

Double glazed window to rear. Coved ceiling. A range of fitted wardrobes. Electric heater.

#### Bathroom

Double shower enclosure. Pedestal wash hand basin. Low level WC. Electric heater. Wall mirror. Built in storage.

#### Communal Rooms

Large communal Lounge area hosting various social events detailed on the notice boards. Communal games room. Two communal drying rooms.

#### Exterior

Allocated and visitors parking. Well maintained communal gardens.

#### Service Charge

£836.45 quarterly to include 24 hour monitoring service and full time manager.

#### Lease

151 years remaining

#### Ground Rent

Not applicable.

