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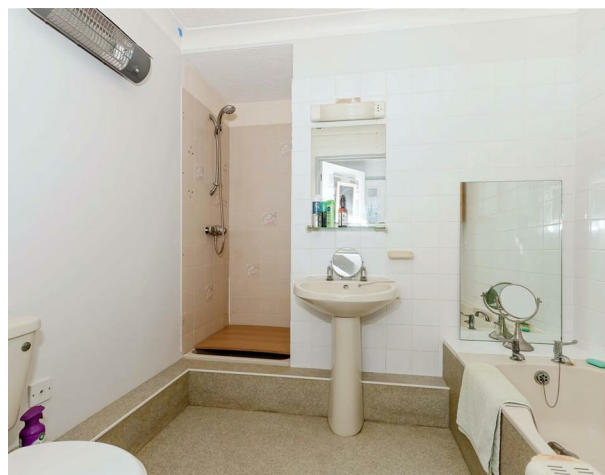
## Description

We are delighted to offer this bright and spacious TWO bedroom retirement flat for the over 60s in Oakland Court. Situated in Goring-by-Sea in attractive communal grounds. It is a short walk to local shops, bus routes, Goring train station and other amenities. The property is on the southern side of the building, on the first floor accessed by both stairs or lift. There are electric night storage heaters in all rooms. Accessing the flat, the entrance hall has storage cupboards, and loft hatch. The lounge is really light and airy being double aspect with an attractive double glazed bay window, modern electric fire and tv point. There are double doors that can open up if the second bedroom's preferred usage was as a dining room. The main bedroom, again double glazed with a generous recess with a walk in wardrobe area. Kitchen is fitted, and has a range of units and space for appliances. Modern bathroom and walk in shower room. There is resident parking.



## Key Features

- Two Bedrooms
- Residents Off Road Parking
- Chain Free
- Double Glazed
- Council Tax band - C
- Over 60s Retirement
- Attractive Communal Gardens
- Double Aspect Lounge
- Bath/Shower Room
- EPC rating - TBC





#### Entrance Hall

Entry phone system

#### Lounge

**5.18m2.74m x 3.05m (17"9 x 10)**

#### Kitchen

**2.13m2.74m x 1.83m (7"9 x 6)**

#### Bedroom One

**5.49m2.13m (inc recess) narrowing to 3.96m2.74m x (18"7 (inc recess) narrowing to 13"9 x 8)**



#### Bedroom Two

**3.66m x 2.13m2.44m (12 x 7"8)**

Can be used as a dining room, as there are double doors that can open up with access from the lounge

#### Bath/Shower Room

#### Lease and Service Charge Information

Ground Rent: £62.50 per quarter

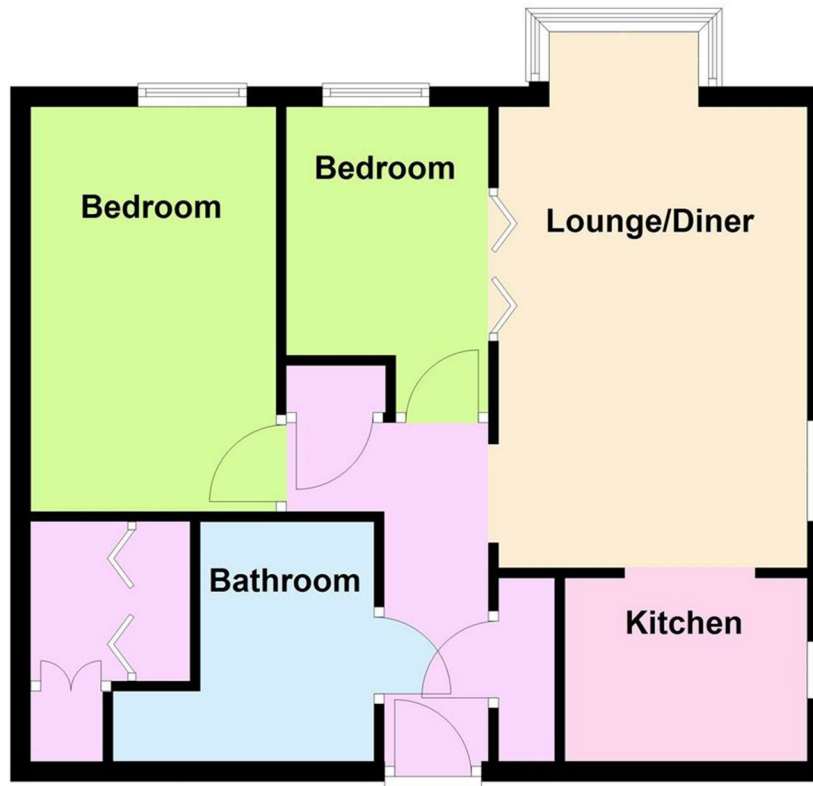
Service Charge: £735.30 per quarter

Lease length: 88 years remaining

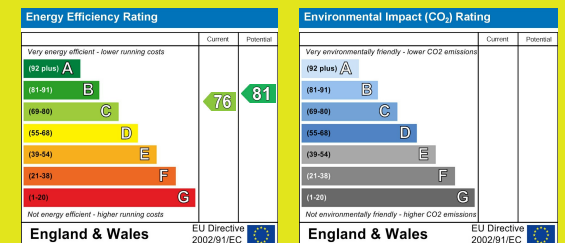
## Floor Plan Goring Street

### Floor Plan

Approx. 51.2 sq. metres (551.6 sq. feet)



Total area: approx. 51.2 sq. metres (551.6 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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