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## Description

Robert Luff and Co are delighted to market this well presented first floor apartment at Birch Tree Court which features a south facing lounge with views over the beautifully maintained communal gardens, along with two separate and spacious bedrooms, a modern fitted kitchen and a shower room.

Residents can also enjoy access to a shared lounge and kitchen area, a laundry room, residents' parking, and attractive communal gardens. The property offers an excellent retirement living option, ideally situated close to the vibrant amenities of Worthing Town Centre.

## Key Features

- Two Bedroom First Floor Retirement Apartment
- Modern Fitted Kitchen
- Leasehold
- Council Tax Band
- Good Order Throughout
- Electric Heating
- EPC C
- Over 65's Only



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Robert  
Luff & Co



#### **Communal Entrance**

Lift and stair access leading to first floor

#### **Hallway**

Electric heater, large storage cupboard with shelving, fuse box and gas meter. Additional storage cupboard with water tank and more shelving, emergency pull cord and entry phone system.

#### **Lounge**

**4.43 x 3.00 (14'6" x 9'10")**

Double glazed window, new carpets, emergency pull cord, archway leading into modern kitchen

#### **Bedroom One**

**4.43 x 2.90 (14'6" x 9'6")**

Built in wardrobes, emergency pull cord, Double glazed window with views of the communal grounds.

#### **Bedroom Two**

**3.51m x 2.11m (11'6" x 6'11")**

Emergency pull cord, double glazed window looking onto communal grounds

#### **Kitchen**

**1.75m x 3.18m (5'9" x 10'5")**

Range of white gloss effect wall and base units, integrated electric oven and four ring induction hob, stainless steel sink with drainer, space for fridge freezer, laminate flooring, emergency pull cord.

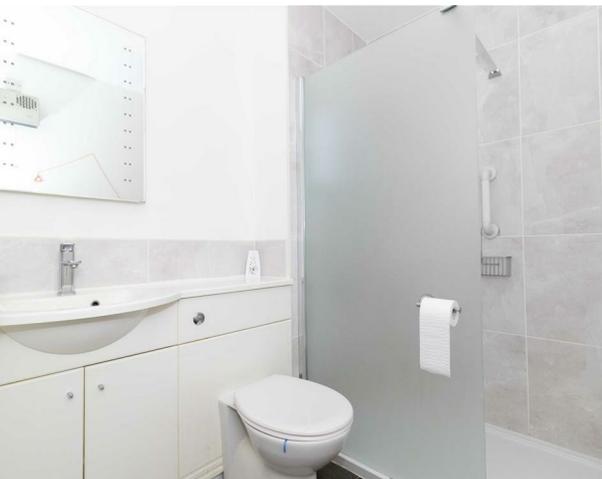
#### **Shower Room**

**1.75m x 1.98m (5'9" x 6'6")**

Low level flush WC, sink built into vanity unit vanity unit with storage, mirrored light up cupboard, towel rail, extractor fan, large shower tray with electric shower enclosed with glass panelling

#### **Tenure**

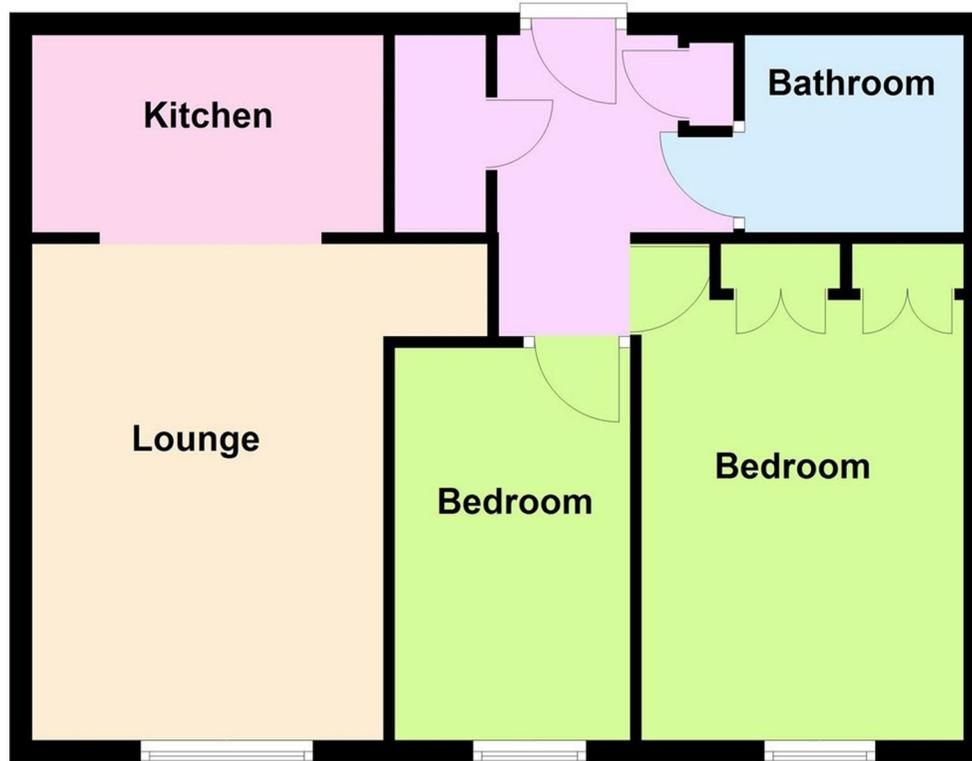
59 years remaining on the lease. Service charge - £340 per month



# Floor Plan Park Road

## Ground Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



Total area: approx. 52.7 sq. metres (567.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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