



## Flat 29, Windmill Court Barnham Road

Barnham, PO22 0DY

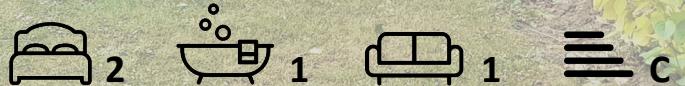
**£120,000**

RARELY AVAILABLE TWO-BEDROOM FIRST-FLOOR RETIREMENT APARTMENT. Accommodation includes: entrance hall with three storage cupboards; modern kitchen with integrated hob, oven, microwave, dishwasher, fridge and freezer; light and spacious living / dining room; two double bedrooms, one with fitted wardrobes; shower room. Additional benefits include well-maintained communal gardens plus patio area; well-furnished residents' lounge; on-site laundry and bin store; communal parking and visitors' parking. Located in the heart of Barnham Village with its shops, amenities, mainline train station and bus links to the wider community. Council Tax Band - C. EPC - TBC. Tenure - leasehold. Annual service charge - £2,992.03 payable March and September. Ground rent - £460.00 per annum payable March and September. 125 year-lease with 105 years remaining.

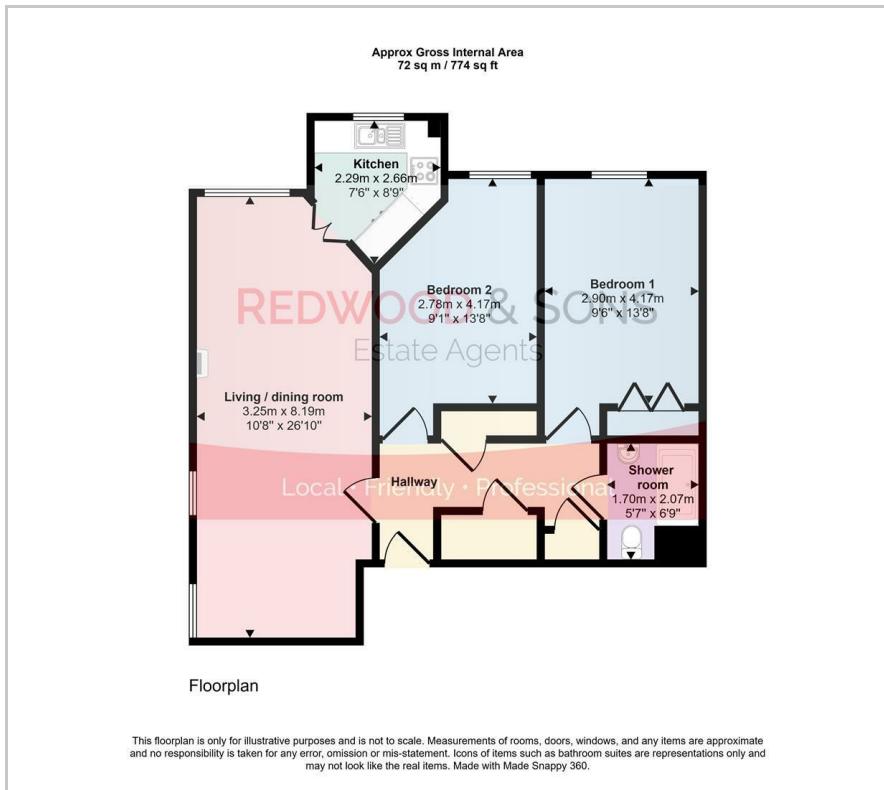
- First-floor retirement apartment
- 2 bedrooms
- Kitchen
- Dual aspect living / dining room
- Shower room
- Well-maintained communal gardens
- On-site laundry & bin store
- Communal parking / visitor's parking
- Residents' lounge
- Close to amenities, shops, Barnham mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	78	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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