

# REDWOOD & SONS

## Estate Agents

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## Apartment 6 Monaveen

115 Peckham Chase, Eastergate, PO20 3BD

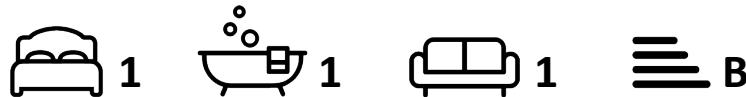
VACANT POSSESSION - GROUND-FLOOR APARTMENT. 35% SHARE AVAILABLE TO PURCHASE WITH AN OPTION TO BUY UP TO 75%. ELIGIBILITY CRITERIA - OVER 65 OR 55 WITH A CARE NEED. Benefits include: entrance hallway with storage / meter cupboard leading to the spacious living / dining room with patio door to private seating area overlooking the well-maintained communal gardens; modern fitted kitchen with built-in oven and hob plus space for fridge/freezer; good-sized double bedroom overlooking the rear gardens; shower room. Additional amenities: well-furnished residents' lounge, restaurant, hair salon, laundry, lifts and buggy store. Full-time Housing Manager service Monday - Friday 9.00am to 5.00pm with on-site care available 24/7. The development is pet friendly with the Housing Manager providing details on an individual basis. Parking - resident's permit. EPC - B. Council Tax Band - C. Tenure - leasehold - 997 years remaining of 999-year lease. Prospective buyers will be required to attend a Housing 21 purchaser interview with the Court Manager at the Scheme, during which charges and related costs of the apartment will be discussed together with confirmation of consent as suitable for independent living. Following this interview, Housing 21 will confirm to the Vendor that the proposed buyer has been approved and can proceed with the sale. Rent reviewed each financial year.

**£64,000**

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# Apartment 6 Monaveen

115 Peckham Chase, Eastergate, PO20 3BD



- 35% share - one-bedroom ground-floor apartment
- Living / dining room
- Private patio & communal gardens
- Full-time Housing Manager weekdays 9.00am - 5.00pm - on-site care 24/7
- Eligibility criteria - over 65 or 55 with care need
- Kitchen
- Parking - resident's permit
- Vacant possession
- Shower room
- Amenities: residents' lounge, restaurant, hair salon, laundry, gardens, lifts, buggy store

## Kitchen

8'11" x 7'7" (2.73 x 2.32)

## Living / dining room

19'2" x 17'2" (5.85 x 5.24)

## Bedroom

10'10" x 14'6" (3.32 x 4.44)

## Shower room

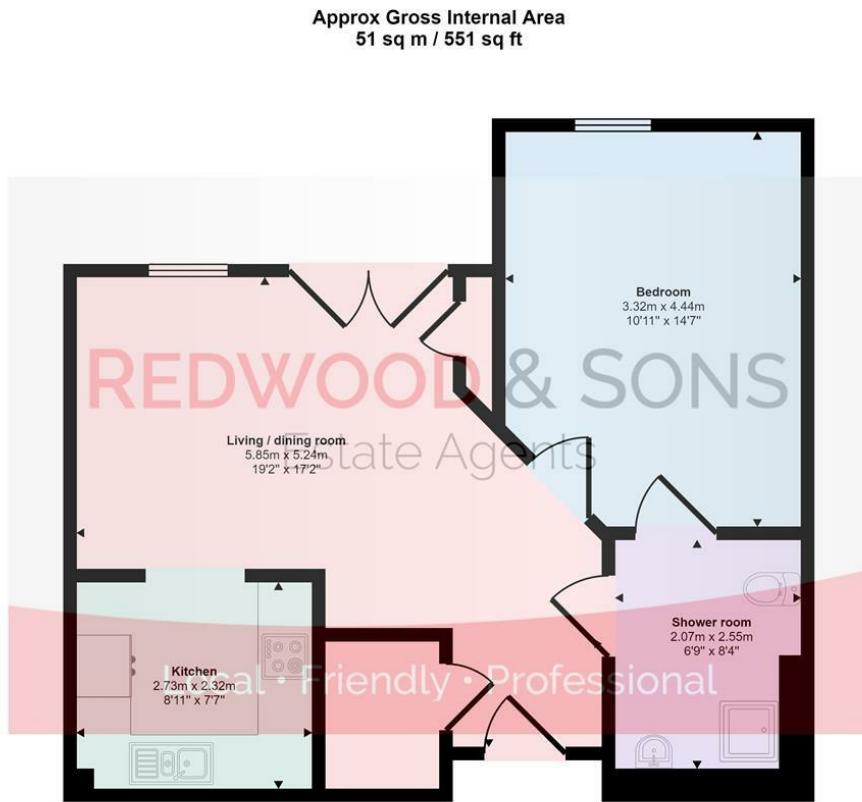
6'9" x 8'4" (2.07 x 2.55)



## Directions



## Floor Plan



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*