

CHARLES PECK

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2 The Maltings Henty Gardens, Chichester, PO19 3DW £125,000

A bright southerly facing ground floor retirement flat, which has been re-decorated and re-carpeted throughout, situated in this popular development just a short walk from the City Centre

Entrance hall | Sitting/Dining room | Kitchen | Bedroom | Shower room | Night storage heating | Double glazing

Residents lounge | Communal gardens | House Manager | Laundry facilities

Location

The property stands in this very convenient position off Westgate, a short walk from the Cathedral and the centre of Chichester with all of its facilities including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre and the mainline railway station with services to London Victoria. It is approximately six miles to the coast and the sandy beaches at Wittering, also close by is the open countryside around The Downs with sporting and other events at Goodwood.

Entrance hall

With walk-in storage cupboard and further built-in cupboards.

Sitting/Dining room 18'9 x 10'7 (5.72m x 3.23m)

With window and night storage heater.

Kitchen 7'0 x 5'8 (2.13m x 1.73m)

With fitted drawers and cupboards, sink unit below the window, space for fridge freezer, ceramic hob, oven and plumbing for a dishwasher.

Bedroom 13'10 x 8'10 (4.22m x 2.69m)

With window, night storage heater and built-in wardrobe.

Shower room

With large walk-in shower cubicle, wash basin, WC, heated towel rail and extractor fan.

Tenure

Leasehold - 99 years from 1985 with 62 years remaining. A purchaser would have to ask their solicitor to check these details.

Council tax band

C



Service charge

We understand this to be £2,356.40 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the house manager, window cleaning, water and sewerage rates, buildings insurance and community alarm service. A purchaser would have to ask their solicitor to check these details.

Ground rent

We understand this to be £200.00 per annum. A Purchaser would need to ask their solicitor to check these details.

General remarks

To view please telephone us on 01243 816666 to make an appointment.


Note

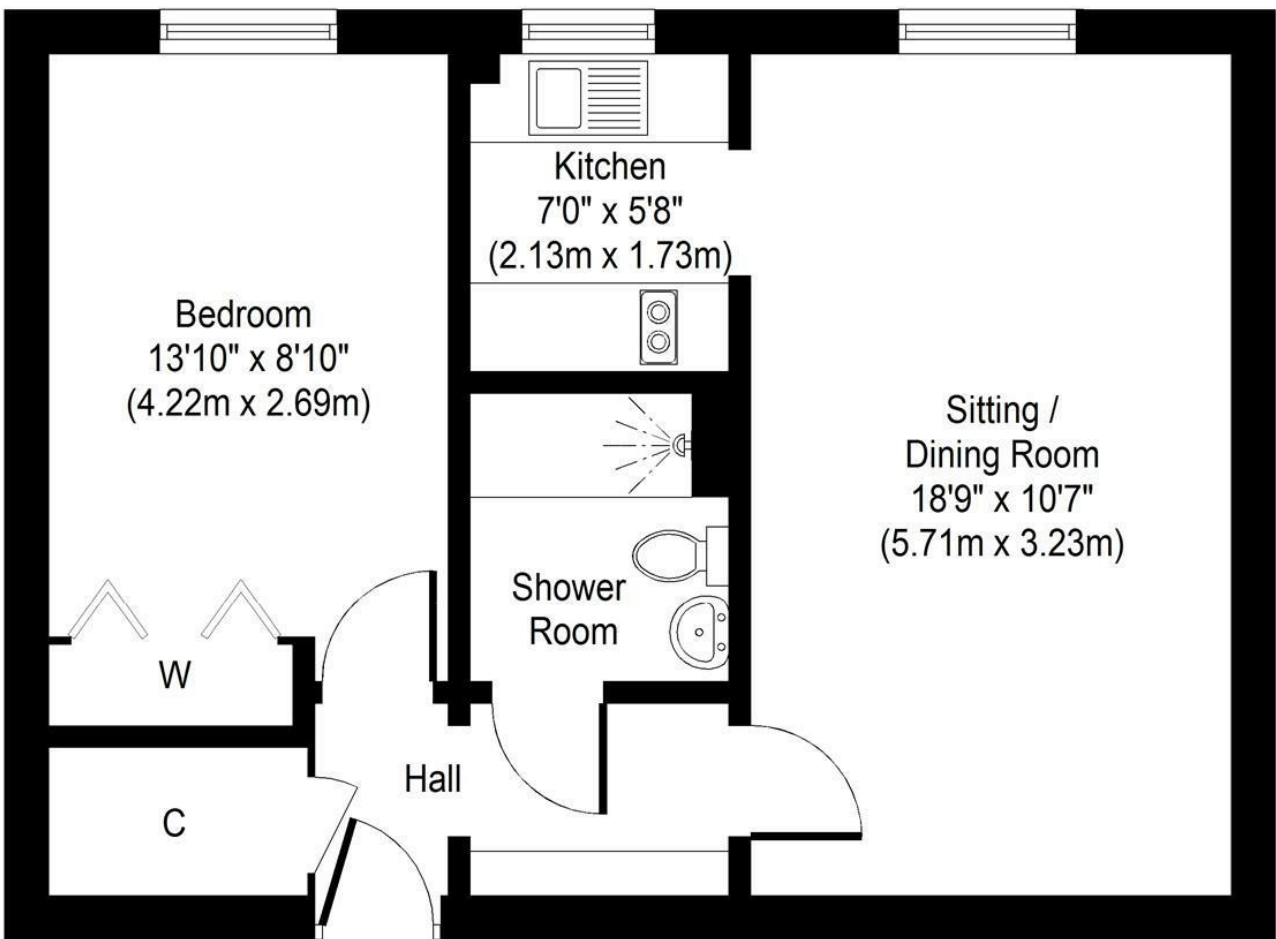
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Approximate Floor Area
492 Sq. ft.
(45.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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