

# CHARLES PECK

Sales • Lettings • Valuers



## **32 Byron Court, Stockbridge Road, Chichester, PO19 8ES** **£124,950**

A first floor, westerly facing retirement apartment, situated in this popular assisted living development in Chichester.

Entrance hall | Lounge | Kitchen | Bedroom | Bath and shower room | Night storage heating | Double glazing | Newly decorated | New carpets throughout

Estate Manager | Table service restaurant | Residents lounge | Communal gardens | Laundry facilities | 24 hour on-site staff | 1 hour a week domestic help  
| Lift | Guest suite



## Location

The property is close to the centre of Chichester with all its facilities including the Festival Theatre, Pallant House Gallery, shops, restaurants and mainline railway station with services to London Victoria. There is a regular bus service from outside the property serving both Chichester and the coast. Goodwood and the Downs are within easy driving distance.

## Entrance hall

With large storage cupboard.

## Sitting room 13'0 x 12'0 (3.96m x 3.66m)

With Juliet balcony overlooking the communal gardens and a night storage heater.

## Kitchen 9'5 x 7'2 (2.87m x 2.18m)

With window, fitted drawers and cupboards, stainless steel sink unit, waist-level oven, hob, extractor hood and space for fridge and freezer.

## Bedroom 15'0 x 10'0 (4.57m x 3.05m )

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

## Bath and shower room

With a level walk-in shower, bath, wash basin, WC, heated towel rail and Dimplex wall heater.

## Council tax band

C

## Byron Court

The features of this prestigious development are the beautifully appointed communal facilities including a lounge furnished to the standard of a quality hotel, a function room with computer and a restaurant where a substantial mid-day meal is served every day. There is also a laundry room with washing and drying machines, the cost of which is included in the service charge and a guest suite for visiting family and friends.

## Staffing

In addition to the Estate Manager and assistant Estate Managers who between them provide 24 hour cover, the service charge includes the cleaning, heating and maintenance of communal areas and an hour per week domestic help for the residents in each apartment. Additional help can be purchased separately as required.



**Mobility**

The design of the communal areas combines both style and ease of mobility, so that those confined to a wheelchair can live independently in the apartment and have unrestricted access to the communal areas. There are also lifts to all floors.

**Garden**

The communal gardens are for the use of residents.

**Tenure**

We understand the property to be leasehold for 125 years from 2004. A purchaser would need to ask their solicitor to check these details.

**Ground Rent**

We understand this to be £405.50 per annum. A purchaser would need to ask their solicitor to check these details.

**Service Charge**

We understand this to be £8,782.41 per annum covering the maintenance and staffing cover, cleaning and lighting of common parts, water rates, subsidised on-site catering, laundry facilities and an hour's free interior cleaning per week. A purchaser would need to ask their solicitor to check these details.

**General remarks**

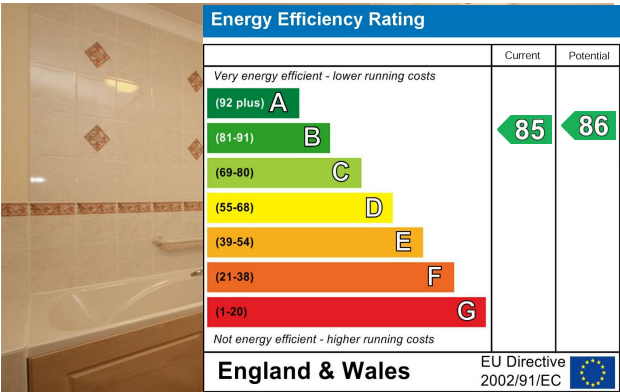
To view please telephone us on 01243 816666 to make an appointment.

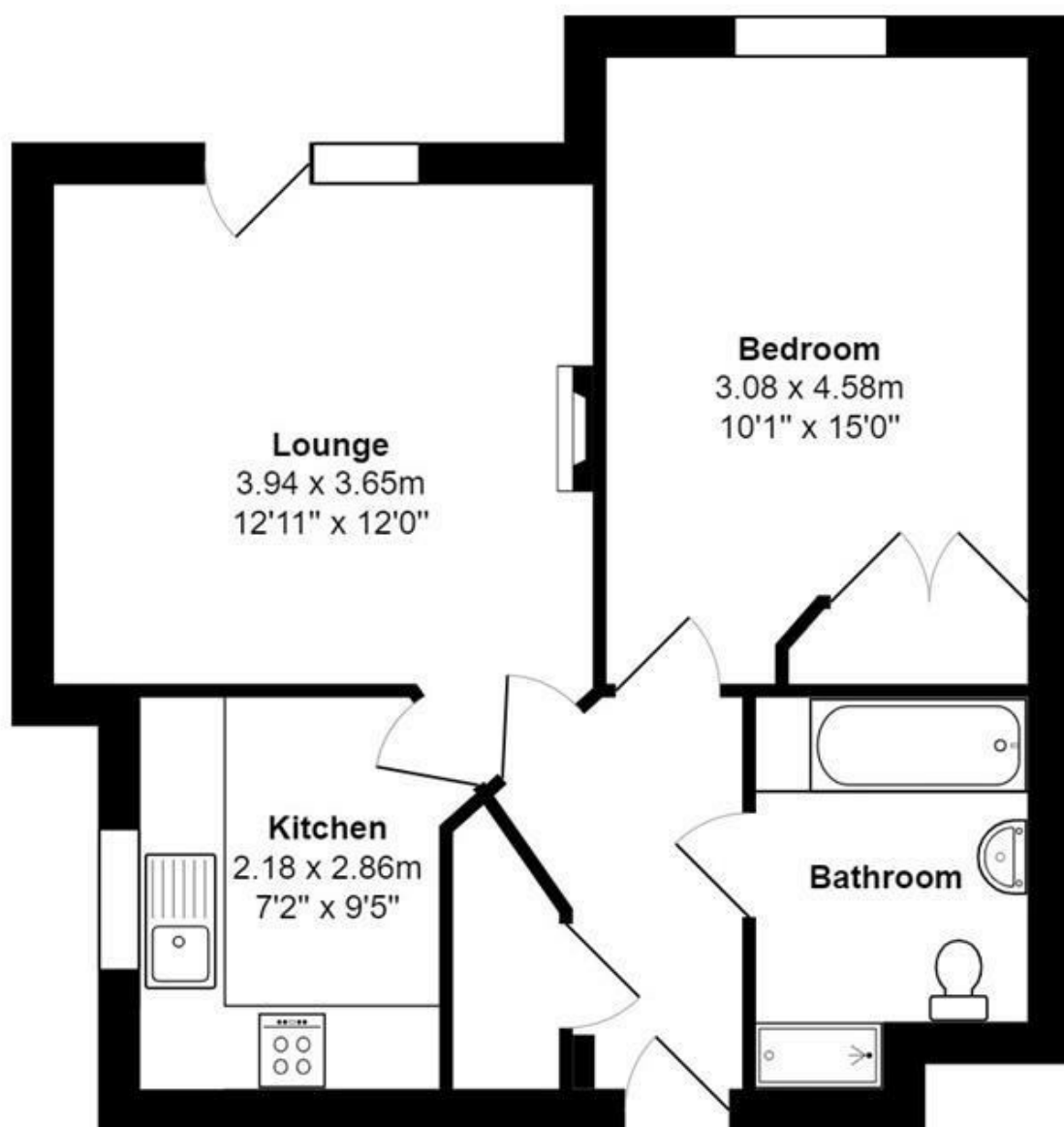
**Note**

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.





Total Area: 47.5 m<sup>2</sup> ... 511 ft<sup>2</sup>

All measurements are approximate and for display purposes only