

CHARLES PECK

Sales • Lettings • Valuers



34 Byron Court, Stockbridge Road, Chichester, PO19 8ES
£285,000

A bright and spacious first floor, two bedroom retirement apartment with southerly facing views over the communal gardens, which has been re-decorated and re-carpeted throughout.

Spacious entrance hall | Lounge | Kitchen | Two bedrooms | Bath and shower room |
Night storage heating | Double glazing

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

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Location

Byron Court is situated close to the centre of Chichester with all its facilities including shops, restaurants, Chichester Festival Theatre, Pallant House Gallery 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, at the same time Goodwood and The Downs are an easy drive away.

Spacious entrance hall

With night storage heater and useful built-in storage cupboard.

Lounge 15'4 x 11'10 (4.67m x 3.61m)

With window and door opening to a Juliet balcony overlooking the communal gardens, coal effect fire and night storage heater.

Kitchen 10'0 x 6'6 (3.05m x 1.98m)

With window overlooking the gardens, fitted drawers and cupboards, stainless steel sink unit, waist level oven, hob, extractor canopy and Dimplex wall heater.

Bedroom one 15'4 x 9'5 (4.67m x 2.87m)

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

Bedroom two 15'3 x 9'1 (4.65m x 2.77m)

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

Spacious bath and shower room

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

Outside

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 2 assistant Estate Managers who between them provide 24 hour cover, the service charge includes the cleaning of communal areas and 1 hour of domestic help per week 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.

Council tax band

D

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 £475.50 per annum. A purchaser would need to ask their solicitor to check these details.

Service charge

We understand this to be £9,607.72 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.

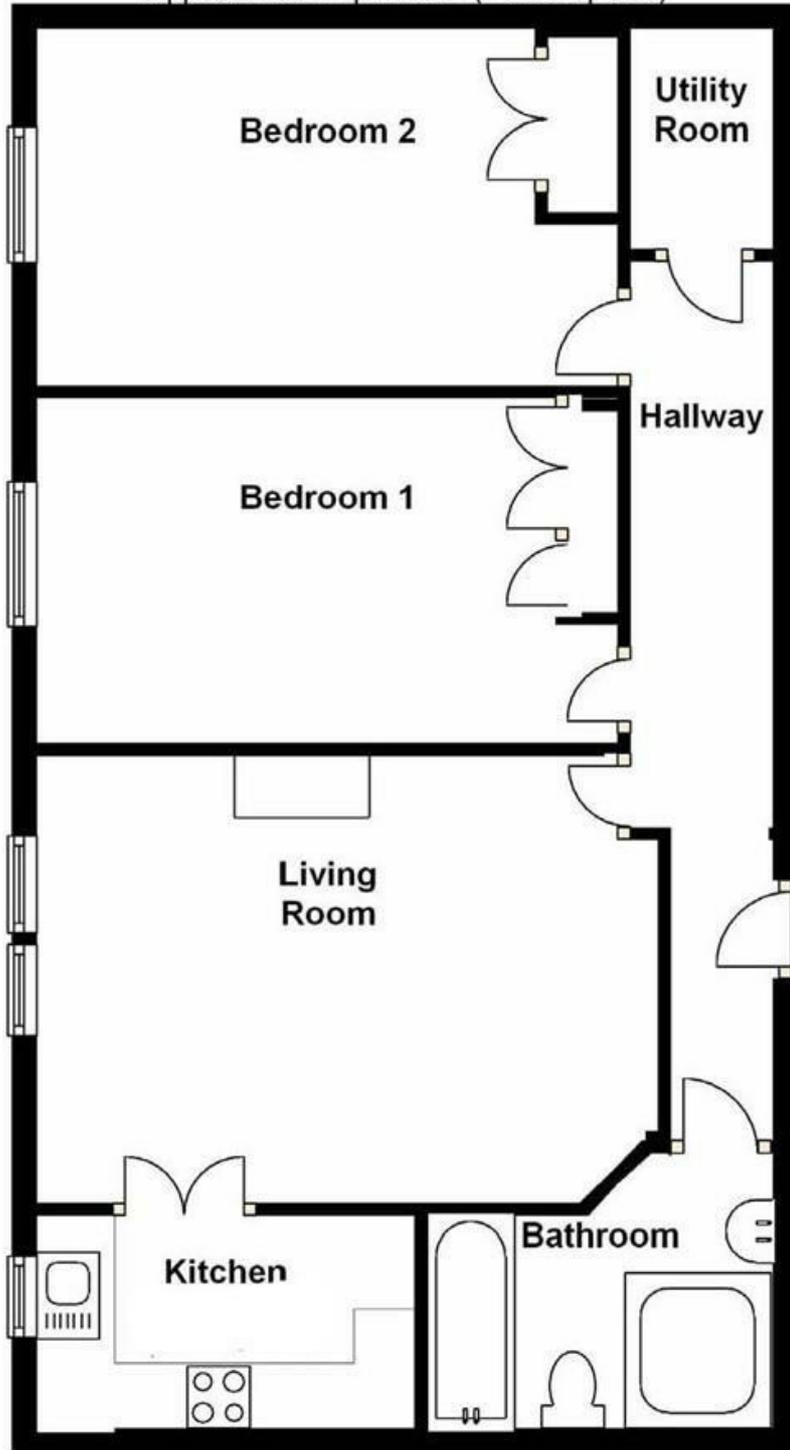
Our services

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(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 2002/91/EC 	

Approx. 66.4 sq. metres (715.2 sq. feet)



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