

CHARLES PECK

Sales • Lettings • Valuers



60 The Maltings, Henty Gardens, Chichester, PO19 3DW **£124,000**

A completely redecorated second floor retirement apartment (served by a lift) with new flooring and lighting throughout in a central position in Chichester with views across to the Cathedral spire.

Entrance hall | Large walk-in airing and storage cupboard | Well proportioned sitting/dining room | Kitchen | Bedroom | Bathroom

Estate Manager | Residents lounge | Communal gardens | Laundry facilities | Lift |
Two guest suites

17 Southgate | Chichester | West Sussex | PO19 1ES

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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.

Accommodation

The front door opens into:

Entrance hall

With large walk-in airing and storage cupboard housing the on demand hot water unit.

Sitting room/dining room 18'0 x 10'11 (5.49m x 3.33m)

With window looking out in the direction of the Cathedral and a new programmable heater.

Kitchen 6'11 x 5'6 (2.11m x 1.68m)

With stainless steel sink unit, fitted drawers and cupboards, electric oven and hob. Tiling above the worktops.

Bedroom 14'7 x 8'10 (4.45m x 2.69m)

View of the Cathedral spire from the window, night storage heater and recessed built-in wardrobe.

Bathroom

With walk-in shower, white unit housing the washbasin and WC. Heated chrome towel rail.

Outside

The flat enjoys the use of the grounds in common with the rest of the development, and the facilities also include a residents lounge and laundry. There is visitor parking and further individual parking maybe obtained subject to availability.



Tenure

We understand the property to be leasehold with 99 years remaining from 1985. 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.

Service charge

We understand this to be £2,770.92 per annum which covers cleaning and lighting of common parts, garden maintenance, services of the Estate 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.

Council tax band

C.

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

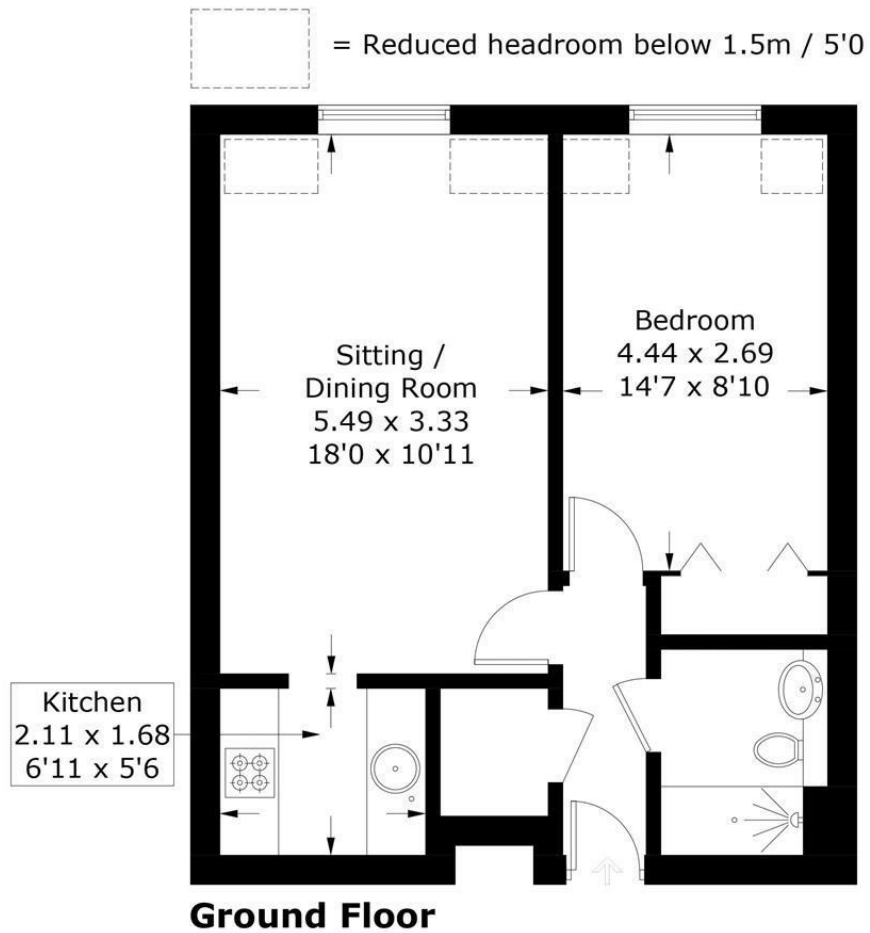
If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	76	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The Maltings, PO19

Approximate Gross Internal Area = 45.1 sq m / 485 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale. (ID767075)