

CHARLES PECK

Sales • Lettings • Valuers



14 Bampton Court Stockbridge Road, Chichester, PO19 8PD **£235,000**

A modern and contemporary, westerly facing two bedroom retirement apartment, which has been completely refurbished throughout to a very high standard, standing in this convenient position within walking distance of Chichester City centre.

Entrance hall | Linen/Utility cupboard | Sitting room | Kitchen | Two bedrooms | Shower room | New Rointe electric heating | Double glazing | Partial re-wire

House Manager | Residents lounge | Communal gardens | Guest suite | Laundry room | Lift

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Location

The property stands in a convenient position within walking distance of Chichester City centre. It is just across from the railway station which has services along the coast and also to London Victoria. In Chichester a full range of facilities includes shops, restaurants, The Festival Theatre and Pallant House Gallery. Chichester occupies an enviable position being six or seven miles from the coast with beaches around the Witterings, whilst in the other direction is the open countryside of The Downs and sporting and other activities at Goodwood.

Entrance hall

Linen / Utility cupboard

With space and plumbing for a washing machine.

Sitting room 15'9 x 10'3 (4.80m x 3.12m)

Kitchen 9'9 x 6'8 (2.97m x 2.03m)

With a modern solid wood kitchen fitted with integrated AEG fridge freezer, AEG dishwasher, Electrolux combination oven, Indesit hob and extractor hood and a sink unit below the window.

Bedroom one 15'2 x 9'5 (4.62m x 2.87m)

With built-in mirror-fronted wardrobes to one wall.

Bedroom two 15'9 x 8'9 (4.80m x 2.67m)

Shower room

Shower cubicle with electric shower, wash basin and WC.

Garden

The communal gardens are for the use of residents.

Council tax band

B

Tenure

We understand the property to be leasehold for 125 years from 2000. A purchaser would have to ask their solicitor to check these details.



Ground rent

We understand this to be £385 per annum. A purchaser would have to ask their solicitor to check these details. A purchaser would have to ask their solicitor to check these details.

Maintenance charge

We understand this to be £4,059 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.

General remarks

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

Note

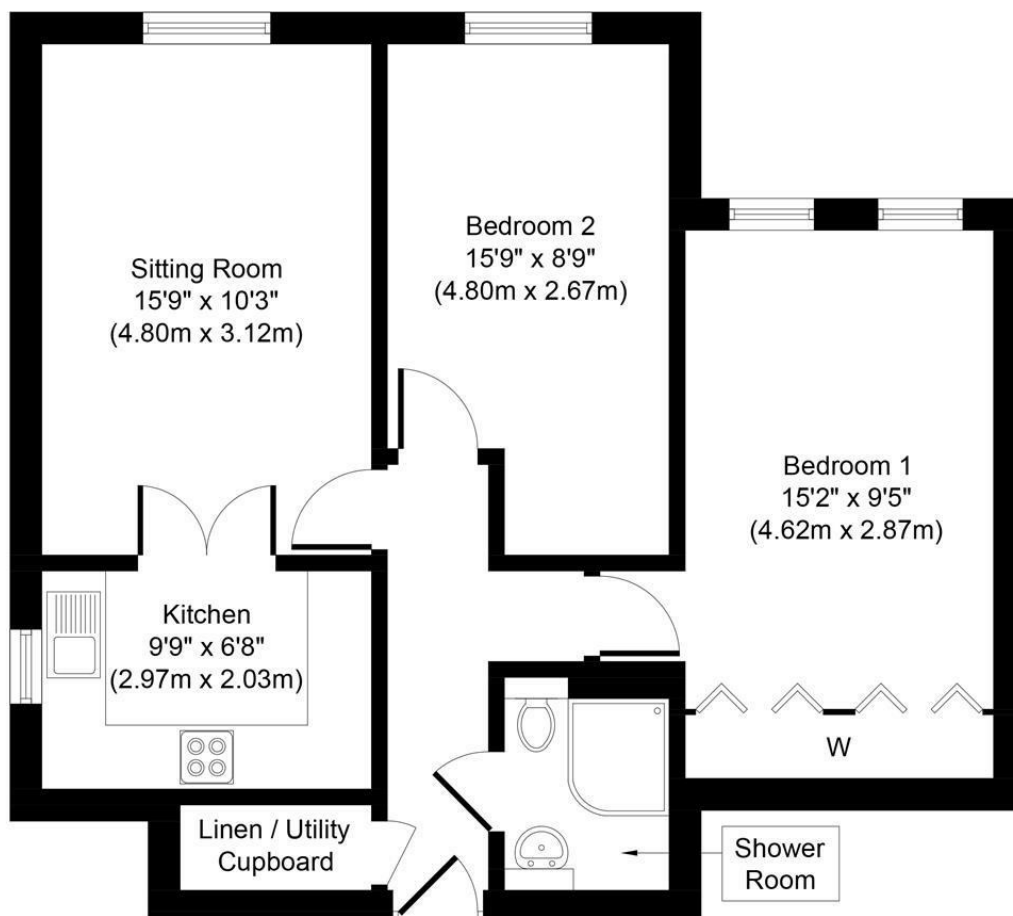
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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	81	86
(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	



Approximate Floor Area
661 Sq. ft.
(61.4 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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