

# CHARLES PECK

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## **17 Byron Court, Stockbridge Road, Chichester, PO19 8ES** **£235,000**

An opportunity to acquire a spacious dual aspect, two bedroom retirement apartment, in this popular assisted living development.

Large entrance hall | Two storage cupboards | Lounge with Juliet balcony | Kitchen | Two double 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

## Location

The property is close to the centre of Chichester with all its facilities including The Festival Theatre, Pallant House Gallery, shops, restaurant 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.

## Spacious L shaped entrance hall

With night storage heater, large walk-in storage cupboard and large airing cupboard housing the hot water system.

## Lounge 15'5 x 11'4 (4.70m x 3.45m)

With westerly facing window, French door opening to a Juliet balcony and night storage heater.

## Kitchen 9'10 x 6'6 (3.00m x 1.98m)

With westerly facing window, fitted drawers and cupboards, stainless steel sink unit, hob, oven and Dimplex wall heater.

## Bedroom one 15'2 x 9'1 (4.62m x 2.77m)

With westerly facing window, night storage heater and recessed wardrobe.

## Bedroom two 14'5 x 9'4 (4.39m x 2.84m)

With easterly facing window overlooking the communal gardens and night storage heater.

## Bath and shower room

The room designed as a wet room with bath, walk-in shower, wash basin, WC 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 hours 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.

## 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.

## Council tax band

D.

## General remarks

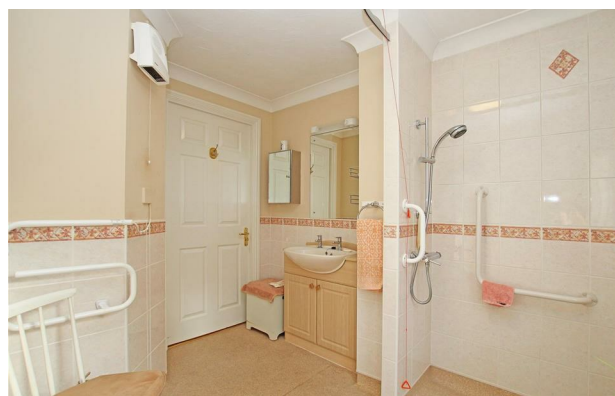
To view please telephone us on 01243 816666 to make an appointment.

## Note

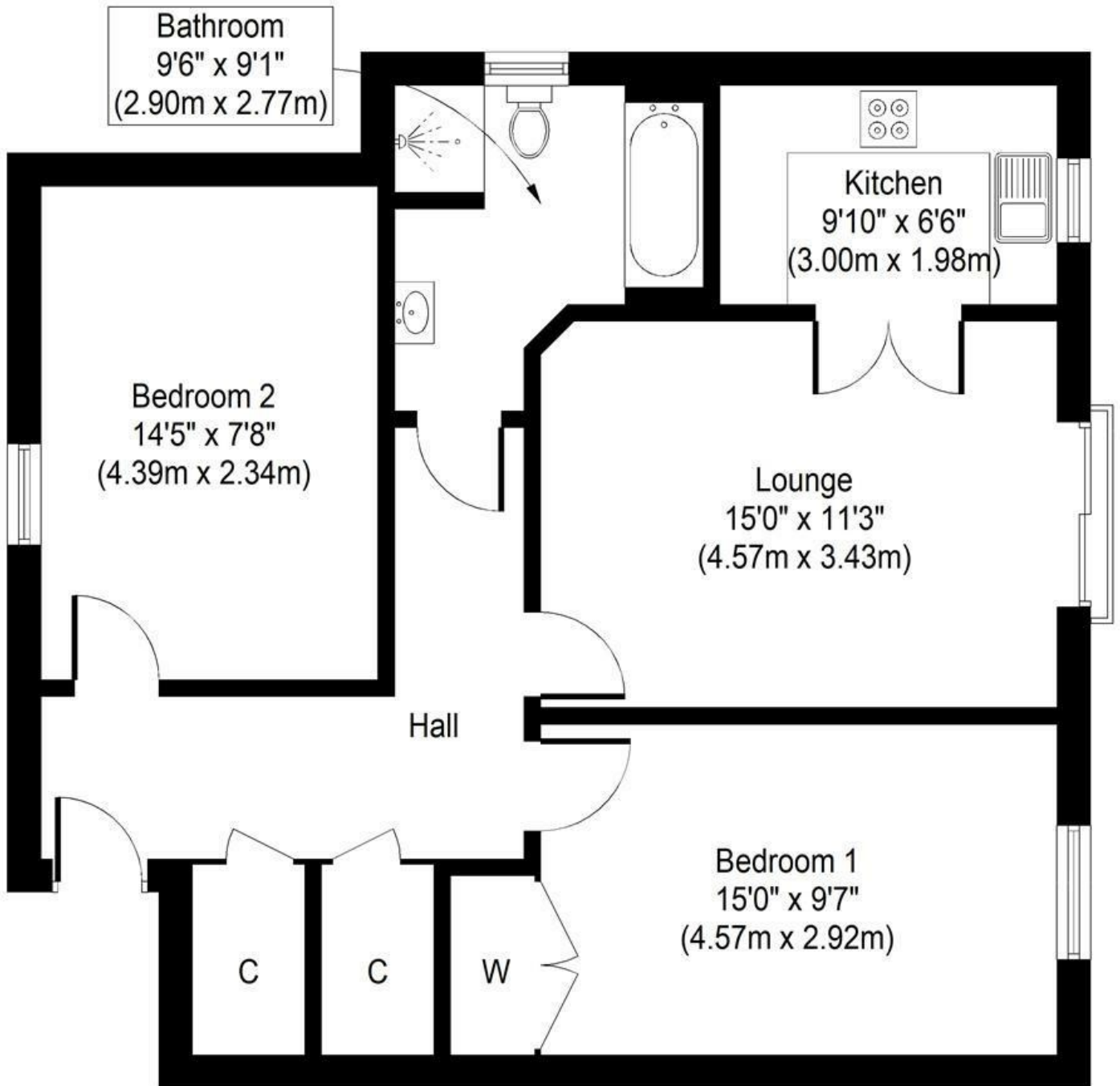
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Approximate Floor Area**  
**787 Sq. ft.**  
**(73.1 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.