

CHARLES PECK

Sales • Lettings • Valuers



23 Rose Court, St. Cyriacs, Chichester, PO19 1AW **£125,000**

A chance to acquire a first floor retirement flat (served by a lift), standing in this very popular development of Rose Court in the centre of Chichester.

Entrance hall | Lounge | Fitted kitchen | Bedroom | Shower room | Electric heating | Double glazing

Communal gardens | Laundry facilities | Residents lounge | Services of the House Manager | Guest suite

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Location

This property is situated in the centre of the Cathedral City of Chichester which has a great range of facilities including shops, cafes and restaurants. Nearby, are bus stops which follow several routes over the South Coast and in addition there is the mainline railway station which offers direct services to London Victoria as well as to the neighbouring cities of Brighton, Portsmouth and Southampton. Chichester is also home to cultural attractions such as The Chichester Festival Theatre which holds an international reputation for producing work of a high quality and in addition, The Pallant Gallery is also just a short walk away.

Entrance hall

With a built-in storage cupboard and built-in airing cupboard housing the hot water system.

Lounge 14'10 x 10'5 (4.52m x 3.18m)

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

Fitted kitchen 7'10 x 5'3 (2.39m x 1.60m)

With units including stainless steel unit, fitted drawers and cupboards, electric hob, oven and extractor fan.

Bedroom 11'7 x 8'10 (3.53m x 2.69m)

With window, night storage heater, recessed wardrobe and built-in cupboard.

Shower room

With shower cubicle, wash basin, WC and heated towel rail.

Rose Court

There is a guest room, an upper sitting room area, a lower residents lounge, laundry services, House Manager and a lift and well kept communal gardens.

Tenure

The property is leasehold with 99 years from June 1983.



Ground rent

£150 per annum.

Maintenance charge

£2,778 per annum.

Council tax band

C

General remarks

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


Note

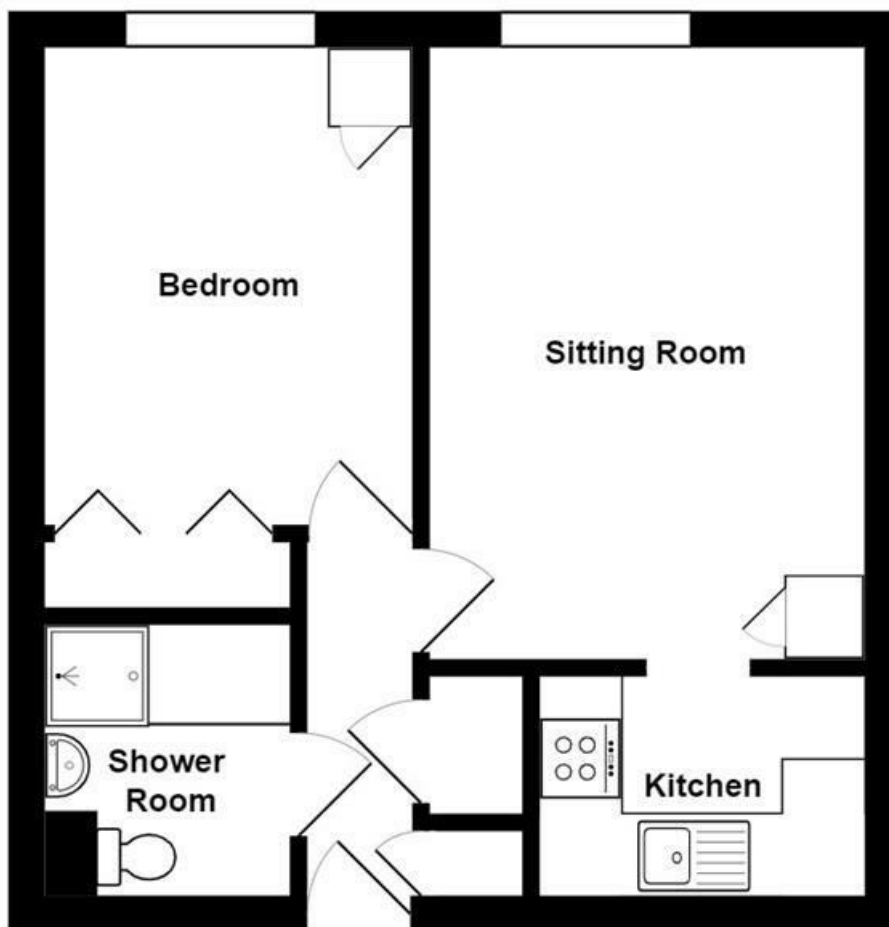
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	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 	



Total Area: 37.9 m² ... 408 ft²

All measurements are approximate and for display purposes only