



A well-presented one-bedroom retirement apartment located in a desirable retirement complex, offering comfortable, low-maintenance living with excellent on-site facilities.

The accommodation includes a welcoming entrance hall with ample storage, a bright double-aspect lounge, and a fitted kitchen with space for appliances. The double bedroom benefits from built-in wardrobes, and the shower room features a large walk-in shower, WC, and hand wash basin.

Additional features include double glazing, electric heating, emergency pull cords, and a 24-hour careline system.

Residents enjoy beautifully maintained communal gardens, a large patio area, drying facilities, and resident parking.

Ideal for those seeking a safe, peaceful, and well-connected retirement setting.

Lease length remaining - 62 years  
Service charge - £2,474 pa

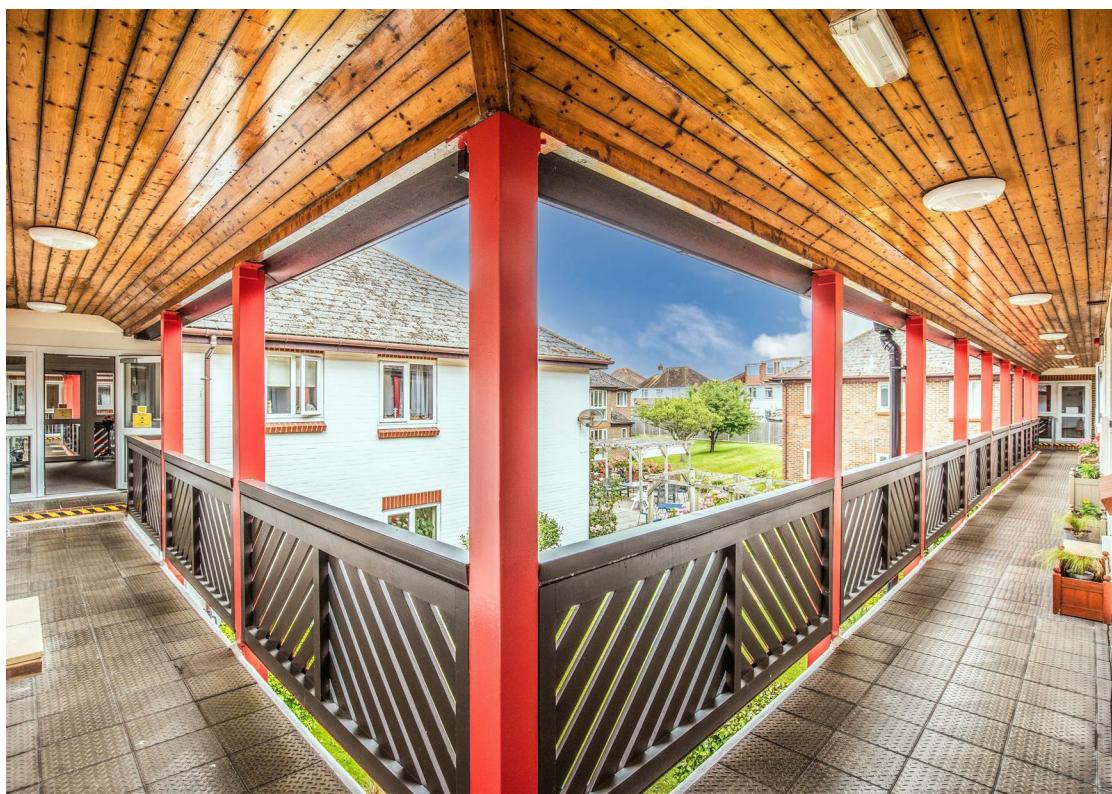
#### Entrance hall

Lounge  
15'7 x 10'4 (4.75m x 3.15m)

Kitchen  
8'9 x 5'10 (2.67m x 1.78m)

Bedroom  
12'7 x 10'4 (3.84m x 3.15m)

Communal laundry room



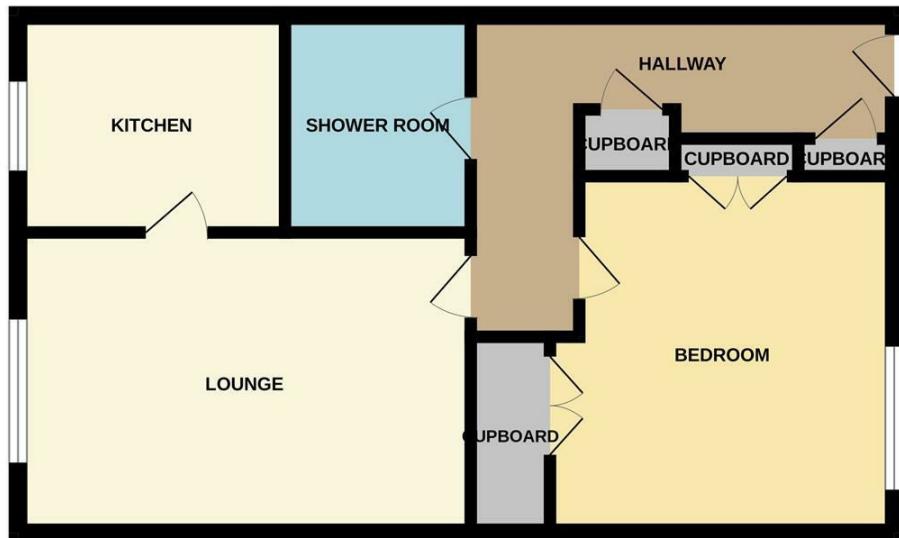


Communal gardens  
Residents parking



## Floor Plan

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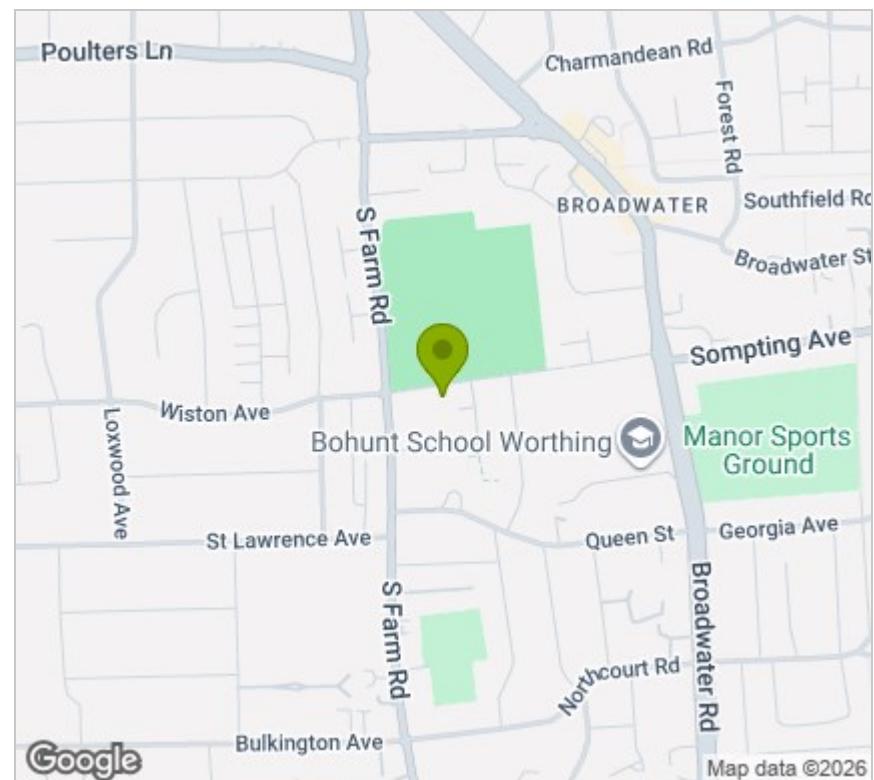


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapello® Pro

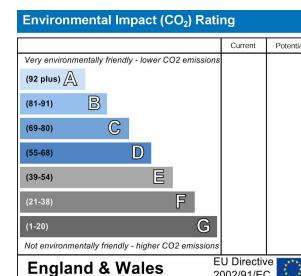
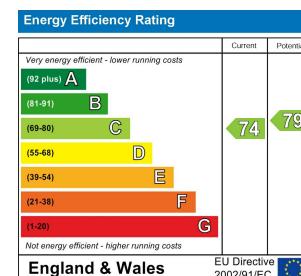
## Viewing

Please contact our Broadwater Office on 01903 958282  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.