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Estate and letting agents

The Cloisters, 2 Carnegie Road - BN14 7BF

Guide Price £110,000







Flat 4

The Cloisters, Worthing

A one bedroom newly decorated ground floor retirement flat in the popular Cloisters development overlooking communal grounds and being close to Broadwater thoroughfare. The apartment has access to a communal lounge if required and accommodation includes as follows: entrance hall, lounge/diner, kitchen, one double bedroom and a bathroom/shower room/WC. Externally there are communal gardens and residents parking.

Council Tax band: B

Tenure: Leasehold

- Ground Floor
- One Double Bedroom
- Popular Development
- Retirement Flat
- Attractive Communal Gardens
- Warden Assisted
- Communal Facilities
- Close to local bus routes
- EPC Rating C

The Cloisters
The Cloisters is an ideal retirement development located close to Broadwater's main shopping parade and amenities. The development is very well maintained and has attractive communal grounds with seating areas, and with only 42 flats in the development it also offers a welcoming community.

Communal Entrance
Side and front entrances via glazed communal doors with security entryphone system. Walkway with private door to:

Entrance Hall
Night storage heating. Wood effect laminate flooring. Two recessed storage cupboards.

Lounge/Diner
Dimensions: 4.80m x 3.10m (15′9 x 10′2). Night storage heating. Double glazed window overlooking communal garden. Wood effect laminate flooring. Door to:

Kitchen
Dimensions: 2.62m x 1.68m (8′7 x 5′6). Roll edge worksurface having inset single drainer stainless steel sink with mixed tap and draining board. Freestanding cooker. Space and plumbing for washing machine machine. Space for fridge freezer. Matching range of cupboards, drawers, and eyelevel wall units. Double glazed window overlooking communal garden.

Bedroom
Dimensions: 3.81m x 3.10m (12′6 x 10′2). Double glazed window. Electric radiator. Fitted triple wardrobe with shelving and hanging rail. Further recessed wardrobe with shelving and hanging rail.

Bathroom/wc
White suite comprising walk-in bath with mixer tap and electric 'Mira' sports shower. Pedestal wash hand basin. Concealed cistern WC. Electric ladder style towel radiator. Mirrored medicine cabinet. Extractor fan.





Communal Facilities
The block offers a communal lounge and kitchen area. There is also a guest suite available at a rate of £12.50 for single occupancy and £15.00 for double occupancy.

Communal Gardens
Attractive and well kept communal grounds and gardens offering various lawn and seating areas.

Residents Parking
Non allocated residents parking spaces to the West elevation of the development.

Lease Information and Council Tax Band
Length of lease: 62 years remaining

Annual service charge: £2,589.70

Service charge review period: TBC

Annual ground rent: Peppercorn

Ground rent review period: N/A

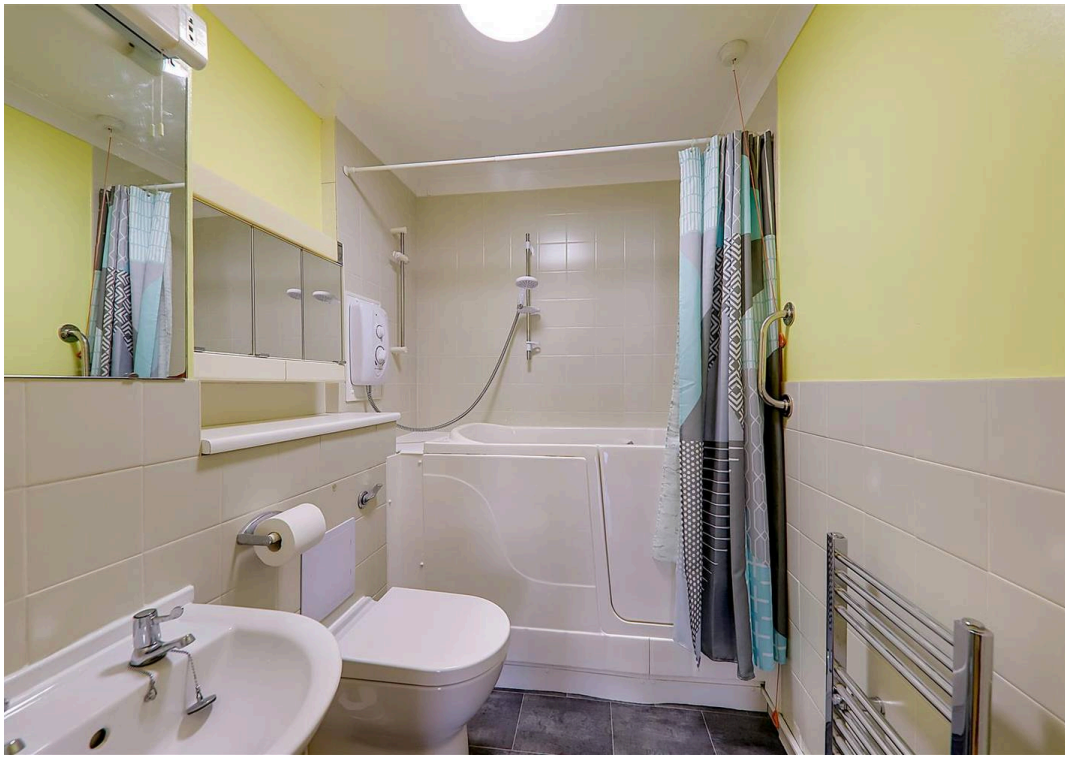
Council tax band: Band Band B

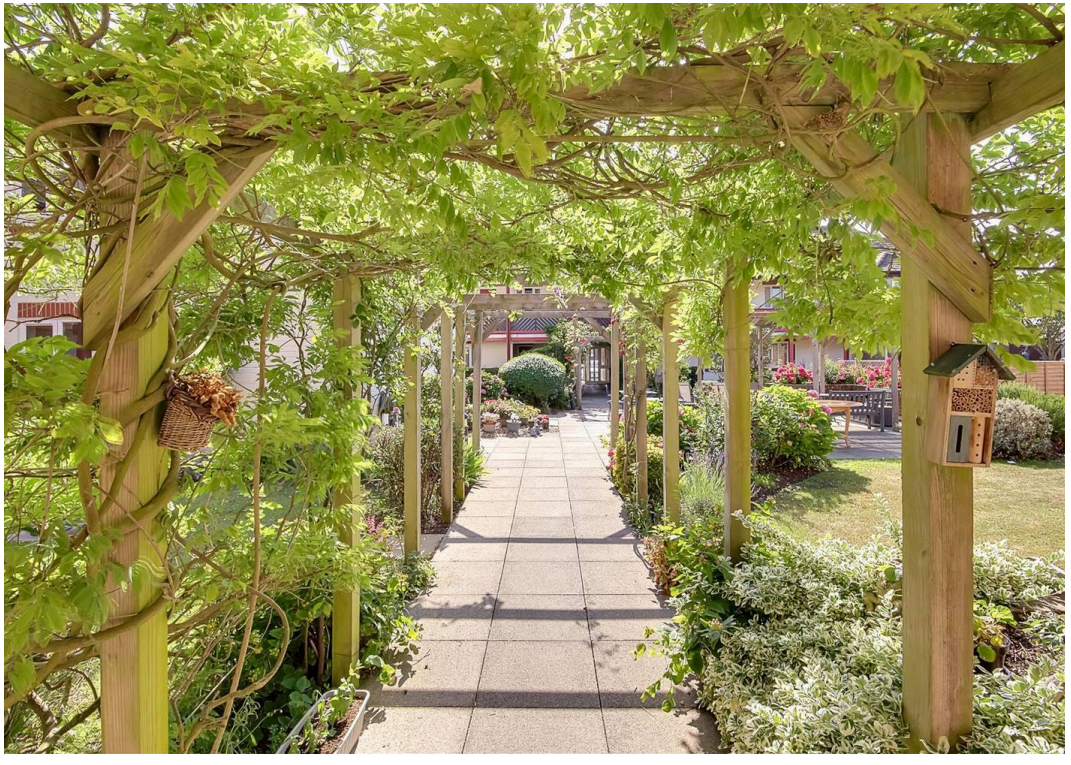
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Note:

These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

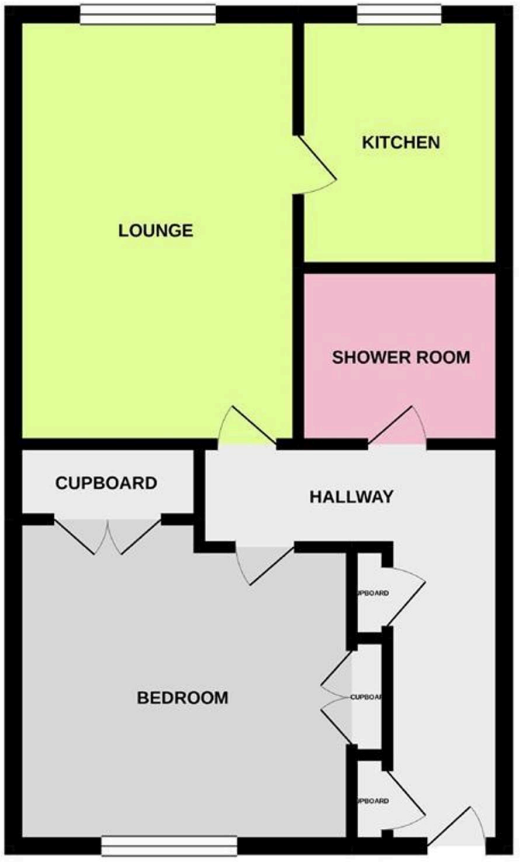








GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.7 sq.m.) approx.

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.
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