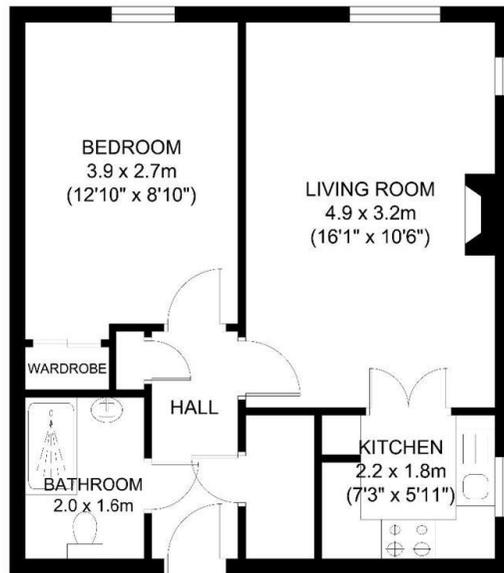


PRICE: £152,000



TOTAL APPROX. FLOOR AREA 447 SQ.FT. (41.57 SQ.M.)
 Measurements are approximate. Not to Scale. Illustrative purposes only



Green Haven Court, London Road, Cowplain, PO8 8EW

Built in 2007 by McCarthy & Stone, this modern and extremely well presented light and airy one double bedroom retirement flat on the first floor overlooking the residents gardens. Features include kitchen with integral appliances, spacious hallway and bedroom with fitted wardrobe cupboards.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	84

Agents notes:

We have not tested any systems or appliances and no warranty as to the condition or suitability is confirmed nor implied. All measurements are approximate.

These particulars are thought to be materially correct but their accuracy is not guaranteed and they do not form part of any contract.

Communal Entrance

Security intercom system, lift and stairs to first floor.

Entrance Hall

Storage cupboard with shelving and hot water tank, emergency pull cord and intercom system, smooth ceiling with coving, additional cupboard housing meters and fuse board.

Lounge

W: 10' 7" x L: 16' 3" (W: 3.23m x L: 4.94m)

Electric fire set in surround and hearth, electric heater, double glazed windows to side and rear aspect, smoothed ceiling with coving, double doors leading to the Kitchen.

Kitchen

W: 7' 4" x L: 6' 1" (W: 2.24m x L: 1.84m)

Modern kitchen with matching wall and base units complemented with work surfaces over incorporating stainless steel sink unit. Fitted electric hob with extractor canopy over, fitted eye level electric oven, integrated fridge and integrated freezer, tiled to principle areas, double glazed window to side aspect.

Bedroom One

W: 9' x L: 15' 7" (W: 2.74m x L: 4.75m)

Measurements to include depth of fitted wardrobe cupboard.

Double glazed window to rear aspect, wall mounted electric heater, fitted mirror fronted double wardrobe cupboard, coved and smoothed ceiling, emergency alarm cord.

Shower Room

W: 5' 5" x L: 6' 9" (W: 1.65m x L: 2.07m)

Modern suite boasting walk in shower cubicle with folding seat, close coupled low level wc and wash hand basin set in vanity units, tiled to principle areas, smoothed and coved ceiling, emergency alarm cord, extractor fan.

Please Note

Lease 125 years from 2007

Ground Rent: £212 half yearly

Service Charge £1438.40 half yearly

Residents facilities on site include:-

Lounge with kitchen area and patio

House manager

Parking (not allocated)

Lift

Laundry Room.

Directions

Proceeding North along from Cowplain Shops, Green Haven Court is located on the right hand side, almost opposite Longwood Avenue.

