

One bedroom ground floor retirement flat located in Green Haven Court. This popular development is situated in Cowplain, close by to local amenities and bus routes.

This flat is located on the ground floor and upon entry there is a good size hallway with two storage cupboards, with the larger of the two having ample shelving and housing the hot water tank. The smaller storage cupboard houses the fuse board and provides additional storage space. There is also an intercom and door entry system.

The lounge is bright and spacious, with double aspect windows, and a door leading to the patio area which has a pleasant outlook onto the communal gardens. The modern kitchen is accessed via the lounge, with integral appliances including; fridge, freezer, eye level oven and a four ring induction hob with extractor canopy over.

The bedroom is a good size double and has an integral wardrobe cupboard. The shower room suite comprises WC, walk in shower with grab rail, and sink set in vanity unit.

Residents facilities on site include; residents lounge with kitchen area and patio, laundry room, house manager, parking (not allocated), guest suite (chargeable).
Minimum age is 60 years. Council tax band: B
Tenure: Leasehold - 125 lease years commencing 2007.
The vendor advises that the Ground Rent Half yearly is £212.50 per half year.
The vendor advises that the Service Charge Half yearly is £1,726.59 per half year.

