



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

NO FORWARD CHAIN is offered with this MODERN AND WELL PRESENTED TWO DOUBLE BEDROOM GROUND FLOOR RETIREMENT FLAT in Cowplain with own patio. Accommodation to include spacious lounge / dining room, kitchen with integrated appliances, four piece shower room suite, close proximity to local amenities.

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

<https://check-long-term-flood-risk.service.gov.uk/risk>

Communal Entrance
Via security intercom.

Personal Entrance
Front door leading to the entrance hall.

Entrance Hall
Wall mounted electric heater, walk in storage cupboard with hanging rail and shelving, airing cupboard with hot water tank and shelving, electric fuse board and utility meter, emergency alarm pull cord.

Lounge / Dining Room
(Maximum measurements) W: 11' 1" x L: 19' 6" (W: 3.38m x L: 5.94m)

Feature fireplace with electric living flame effect fire, double glazed door and side panel leading out to the communal garden and patio area, wall mounted electric heater, coved and smoothed ceiling, double doors to kitchen.

Kitchen W: 9' x L: 5' 10" (W: 2.73m x L: 1.78m)
Matching wall and base units complemented with work surfaces over incorporating sink unit with mixer tap and drainer, electric hob with extractor canopy over, electric eye level oven, integrated fridge and integrated freezer, tiled to principle areas, double glazed window to side aspect, coved and smoothed ceiling.

Shower Room W: 7' 3" x L: 6' 9" (W: 2.21m x L: 2.06m)
Four piece suite comprising shower cubicle with wall mounted shower, wall mounted shower seat, grab rail, wash hand basin set in vanity unit, close coupled low level wc, bidet, wall mounted storage cupboard, integral fitted storage cupboard, wall mounted heated towel rail, wall mounted warm air heater, tiled to principle areas, coved and smoothed ceiling.

Please Note
Lease 125 Years from 1st July 2007
Ground Rent Half yearly in advance 1st March 2024 - 31 August 2024 £247.50
Service charges 1st September 2023 - 29th February 2024 £2724.63

Residents facilities on site include:-
Lounge with kitchen area and patio
House manager
Parking (not allocated)
Lift
Laundry room

