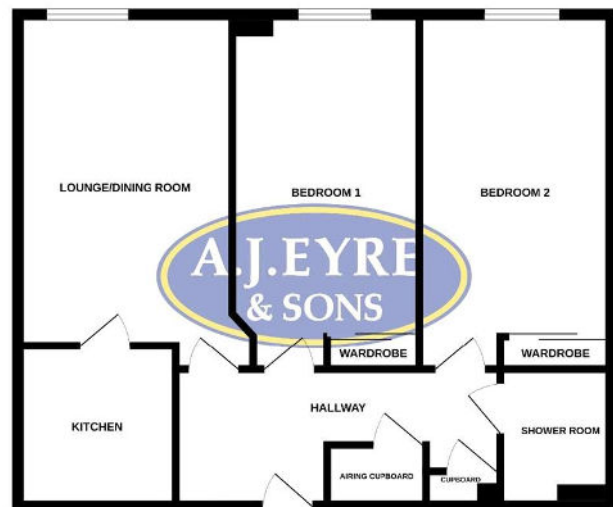


PRICE:£185,000



Whilst every effort has been made to ensure the accuracy of the floorplan information, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error or omission in any contract. This plan is for illustrative purposes only and should be used as a guide for only prospective purchasers. The services, facilities and equipment shown on this plan are not guaranteed to be available at the time of sale.

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		

77 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.

To verify flood risk of this property please see the following link;

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



Nightingale Lodge, Padnell Road, Cowplain, PO8 8AW

No Forward Chain is offered with this SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT FLAT in Cowplain. Boasting good access to local amenities including doctors surgery, dentist and bus connections. Accommodation includes lounge / dining room, modern shower room, neutral decoration throughout.

Communal Entrance

Via security intercom, lift or stairs to the first floor.

Personal Entrance

Front door leading to the entrance hall.

Entrance Hall

Wall mounted security intercom, emergency alarm pull cord, loft access, wall mounted electric heater, dado rail, storage cupboard with shelving and electric consumer unit and utility meter, airing cupboard with shelving and hot water tank.

Lounge / Dining Room

W: 11' 5" x L: 19' 10" (W: 3.48m x L: 6.05m)

Double glazed window to side aspect, feature fireplace with inset electric fire, wall mounted electric heater, coved and textured ceiling, door to kitchen and door to entrance hall.

Kitchen

W: 7' 10" x L: 7' 9" (W: 2.39m x L: 2.37m)

Matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, four ring electric hob with extractor canopy over, eyelevel electric oven, integrated undercounter fridge and freezer, tiled to principle areas, wall mounted "Dimplex" warm air heater, coved and textured ceiling.

Bedroom One

W: 9' 7" x L: 15' 8" (W: 2.92m x L: 4.78m)

(Maximum measurements including depth of fitted wardrobe cupboards). Mirror fronted fitted wardrobe cupboards, wall mounted electric heater, double glazed window to side aspect, coved and textured ceiling.

Bedroom Two

W: 9' 6" x L: 16' 3" (W: 2.9m x L: 4.95m)

(Maximum measurements including depth of fitted wardrobe cupboards). Mirror fronted fitted wardrobe cupboards, wall mounted electric heater, double glazed window to side aspect, coved and textured ceiling.

Shower Room

W: 5' 7" x L: 6' 11" (W: 1.7m x L: 2.11m)

(Maximum measurements). Modern suite comprising shower cubicle with wall mounted shower and wall mounted folding seat, wash hand basin set in vanity unit, close coupled low level wc, tiled to principle areas, wall mounted electric heated towel rail, wall mounted "Dimplex" warm air heater, coved and textured ceiling, wall mounted light and shaver point.

OUTSIDE

There is residents and visitor parking and communal gardens to be enjoyed. There is also a mobility storage area.

Additional Information

Nightingale Lodge has an emergency "Sentinel" system installed which is monitored 24hrs, 365 days a year by the Careline team. "Sentinel" integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal area.

Nightingale Lodge is managed by Churchill Estates. Weekly site visit by lodge manager. Guest suite is available for friends and family to stay in at a chargeable rate, located on the first floor. Laundry room located on the first floor.

Nightingale Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

Length of lease - 125 Years from 1st November 2008

Ground Rent up until May 2025 £816.32

Annual service charge to May 2025 £3907.16

