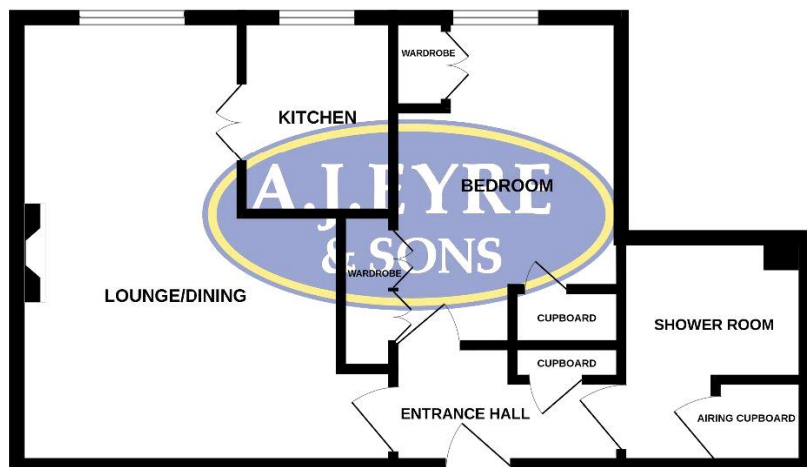


PRICE:£147,000



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. Made with Metreplan ©2025



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

NO FORWARD CHAIN is offered with this SPACIOUS ONE DOUBLE BEDROOM 2ND FLOOR RETIREMENT FLAT in Cowplain. Accommodation boasting spacious lounge / dining room, modern kitchen and shower room, double bedroom with fitted wardrobe cupboards, good access to bus connections and village amenities.

### 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>

| Energy Efficiency Rating                    |           |           |
|---|-----------|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92+) <b>A</b>                              |           |           |
| (81-91) <b>B</b>                            | <b>85</b> | <b>86</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

#### Communal Entrance

Via security intercom with lift or stairs to the second floor.

#### Personal Entrance

Front door leading into the entrance hall.

#### Entrance Hall

Wall mounted intercom and emergency alarm pull cord, wall mounted thermostat, loft access, storage cupboard housing utility meter and consumer unit.

#### Lounge / Dining Room

W: 14' 8" x L: 17' 5" (W: 4.47m x L: 5.31m)

(Maximum measurements).

Feature fireplace with polished stone surround and hearth with electric fire, double glazed window to side aspect, coved and smoothed ceiling, wall mounted electric storage heater, double doors to kitchen.

#### Kitchen

W: 5' 8" x L: 7' 5" (W: 1.73m x L: 2.25m)

Modern matching range of wall and base units complemented with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer, electric hob with extractor canopy over, space for eye level electric oven, space for undercounter fridge, double glazed window to side aspect, tiled to principle areas, coved and smoothed ceiling.

#### Bedroom

W: 8' 9" x L: 12' 7" (W: 2.67m x L: 3.84m)

(Maximum measurements including depth of fitted wardrobe cupboard).

Double glazed window to side aspect, wall mounted electric heater, two fitted wardrobe cupboards, coved and smoothed ceiling.

#### Shower Room

W: 7' 2" x L: 8' 10" (W: 2.19m x L: 2.7m)

Spacious shower room comprising shower cubicle with wall mounted shower and grab rail, close coupled low level wc, wash hand basin set in vanity unit, airing cupboard housing hot water cylinder and shelving, wall mounted heated towel rail, tiled to principle areas, emergency alarm pull cord, coved and smoothed ceiling.

#### Additional Information

Lease 127 years from 2007

Ground Rent half yearly in advance 1st September 2024 - 28th February 2025 £212.50

Service Charge 1st September 2024 - 28th February 2025 £1492.52

#### Residents facilities on site include:-

Lounge with kitchen area and patio

Communal gardens

House Manager

Parking (not allocated)

Lift

Laundry Room

