



Flat 2 The Maples, 45 Victoria Drive

The Maples is set in a tucked away spot with ample parking and attractive gardens.



- ▶ **Ground Floor Apartment**
- ▶ **Two Double Bedrooms**
- ▶ **uPVC Double Glazing and Electric Heating**
- ▶ **Residents Lounge**
- ▶ **No Forward Chain**
- ▶ **Large Sitting Room/Diner with double doors to Kitchen**
- ▶ **Shower Room**
- ▶ **Residents Parking and Communal Gardens**

We are delighted to offer a well presented ground floor flat to buyers who meet the age restriction of 50 years.

The main entrance opens into a communal lounge. Personal front door, spacious hallway, sitting/dining room with patio doors opening onto a small patio and the communal gardens. The kitchen is accessed via double doors and is fitted with floor and wall units and electric eye-level oven and hob. There are two bedrooms both with views over the gardens. The bathroom is fitted with a wet room style shower, basin and WC.

Viewing is thoroughly recommended to appreciate the generous accommodation and quiet secluded location.

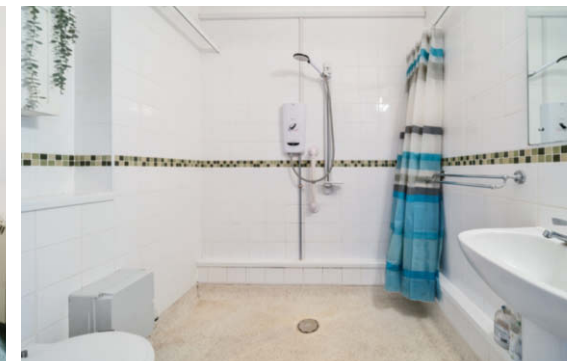
Offered with No Forward Chain

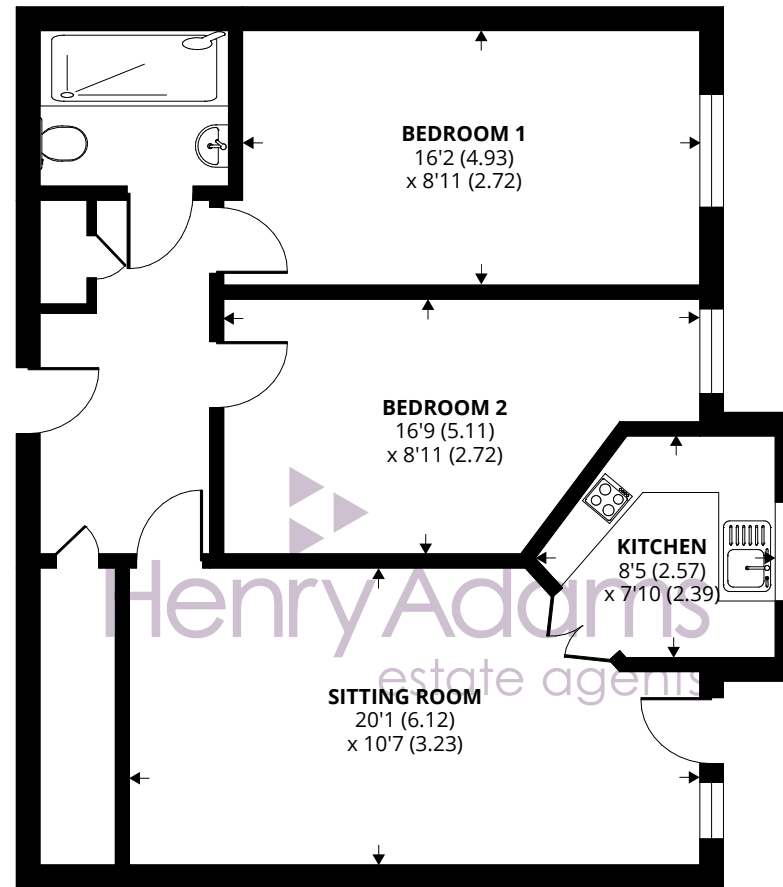
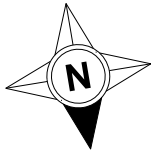
Tenure: We understand there is the remainder of 125 year lease from 01/09/1991. Age restriction of 50 years of age.

Maintenance Charge: We understand the maintenance charge is approximately £3,306 p.a.

Ground Rent: We understand the ground rent is £95.46 p.a.

Council Tax Band: C





GROUND FLOOR

Approximate Area = 709 sq ft / 65.8 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated to the west of the seaside town of Bognor Regis and within walking distance to Aldwick beach. The town centre with the pier, promenade and traditional beach huts, precinct shopping facilities and a range of cafes, bars and restaurants plus the mainline railway station with services to London Victoria and the South Coast.

What3 Words /// shot.gravel.goal

18/04/24



To arrange a viewing call **01243 842123** View details online at henryadams.co.uk