



Flat 30, The Maltings Henty Gardens, Chichester, PO19 3DW

Guide Price £95,000



# Flat 30 The Maltings, Chichester

A first floor retirement flat within walking distance of the city centre

- One bedroom
- Night storage heating
- Double glazing
- Lift to all floors
- Estate Manager
- Residents Lounge
- Communal Gardens
- Laundry Facilities
- No onward chain

Located within walking distance of Chichester City Centre, this charming one bedroom retirement property offers a wonderful opportunity for those looking to enjoy a peaceful and convenient lifestyle. The accommodation benefits from night storage heating and double glazing, ensuring comfort year-round. The development features an attentive estate manager to cater to residents' needs, along with a welcoming residents' lounge for social gatherings.

The property provides access to well-maintained communal gardens, perfect for leisurely strolls or enjoying the fresh air. Additionally, residents have the added convenience of on-site laundry facilities, making every-day tasks hassle-free.

Lease: 58 years remaining

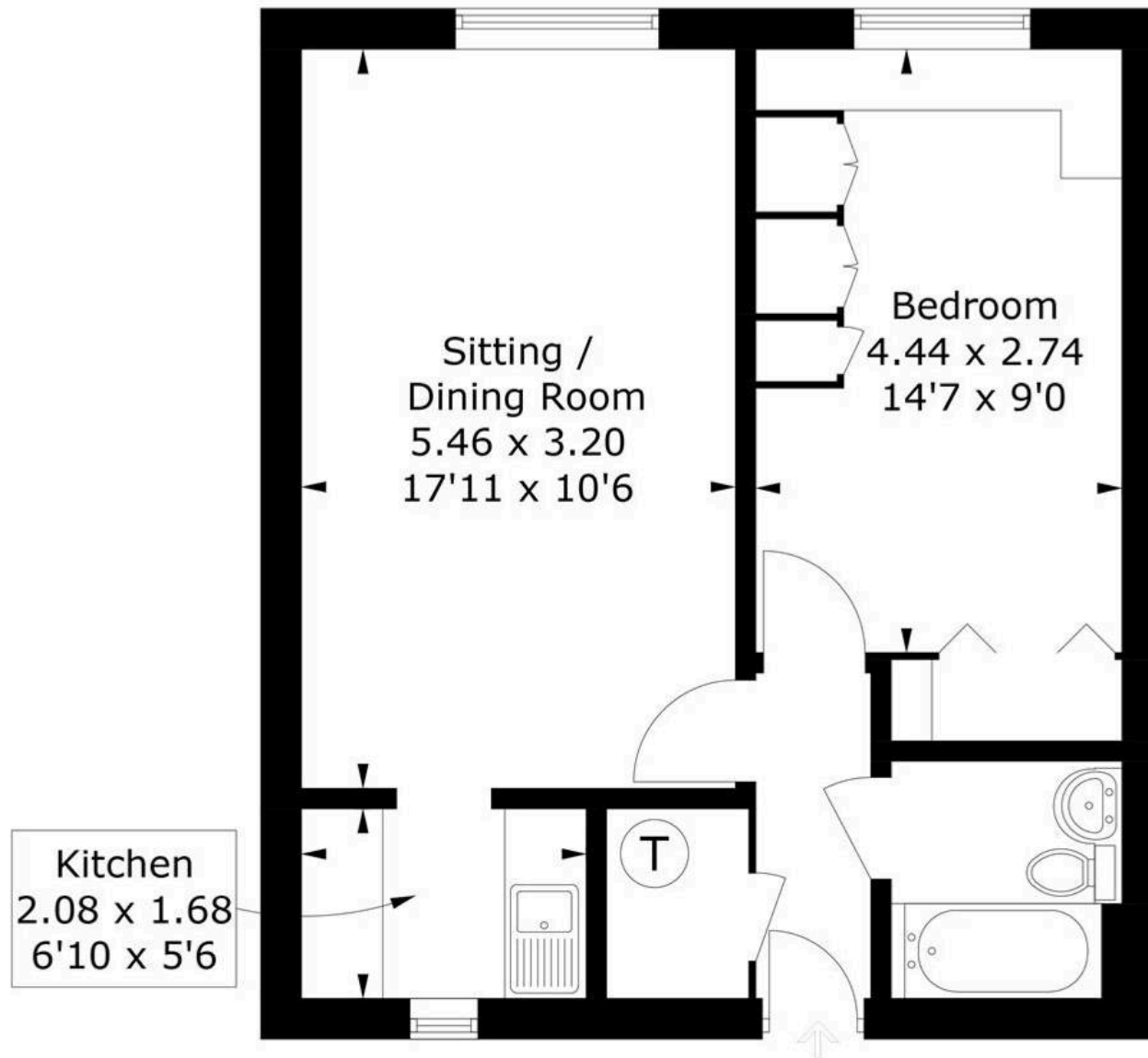
Service Charge: 2,770.92 pa

Ground Rent: £200 pa



# Henty Gardens, PO19

Approximate Gross Internal Area = 42.5 sq m / 457 sq ft



## First Floor

PRODUCED BY CHARLES PECK

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. (ID1098523)



**Location** - The property stands in this very convenient position off Westgate, a short walk from the cathedral and the centre of Chichester with all of its facilities including shops, restaurants, Pallant House Gallery, Chichester Festival Theatre and the mainline railway station with services to London Victoria. It is approximately six miles to the coast and the sandy beaches at Wittering, also close by is the open countryside around The Downs with sporting and other events at Goodwood.

**Directions** - From the end of West Street proceed straight over the roundabout into Westgate. Take the first turning on the right into Henty Gardens and follow the road round to the right and the apartment block is on the left. what3words - zones.corn.jelly

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-B

**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.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](https://henryadams.co.uk)

