



## Flat 63 The Maltings, Henty Gardens, Chichester, PO19 3DW

Guide Price £200,000



# Flat 63 The Maltings, Chichester

A second floor retirement apartment situated in a quiet area close to the city centre.

- Well presented retirement apartment
- Second floor (lift to all floors)
- Modern kitchen with view of the cathedral
- Spacious sitting room
- Two double bedrooms
- Modern shower room
- Residents' facilities
- House manager

This well maintained retirement flat forms part of the popular Maltings development, set in the heart of Chichester and a short walk from the end of West Street. The development is set away from the road, creating a peaceful environment.

The flat is well presented with a modern kitchen and shower room. In addition there is a bright reception room and two double bedrooms. The flat offers ample storage, with there being three large cupboards in the hallway and built-in wardrobes in the bedrooms.

Residents' facilities include a lounge, laundry room, parking, communal gardens and a house manager.

Tenure - Leasehold

Length of lease - balance of 99 year lease which commenced in January 1985

Service charge - £3,724.35 pa

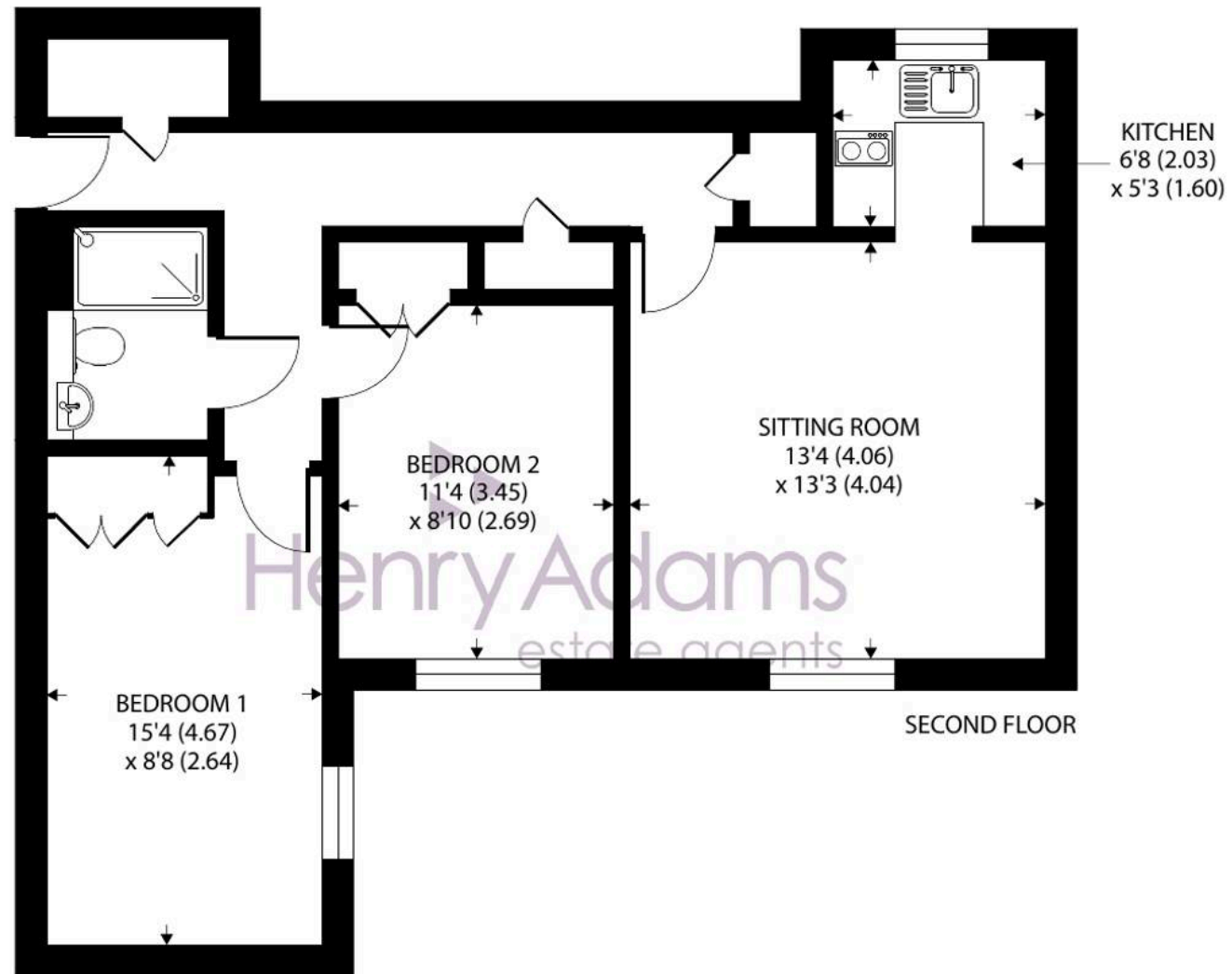
Ground rent - £280 pa

Chichester District Council - 25/26 Tax Band D £2,337.06  
EPC-E









Approximate Area = 653 sq ft / 60.7 sq m

For identification only - Not to scale





**Location** – A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

**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 proceed to the end where the apartment block is on the left. what3words – [reply.clip.formal](https://www.what3words.com/reply.clip.formal)

**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://www.henryadams.co.uk)

