



18 St. Richards Lodge, 91 Spitalfield Lane, Chichester, PO19 6SJ

Guide Price £75,000 - Leasehold

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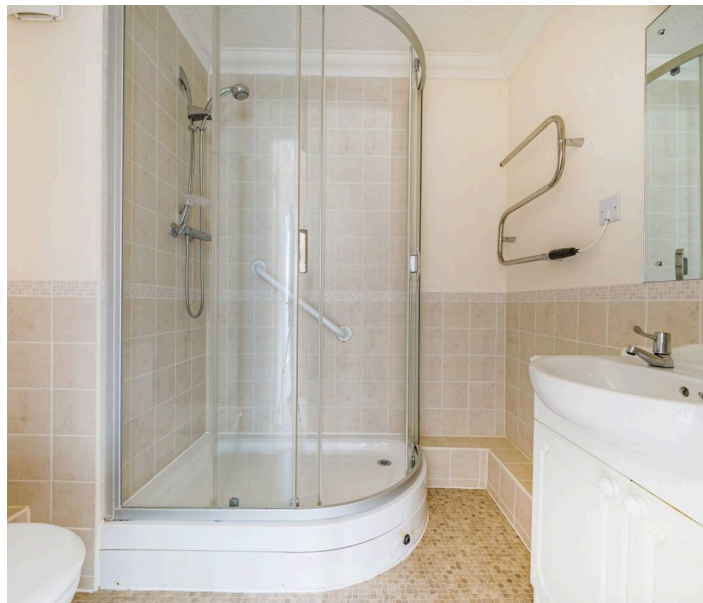
A chain free first floor apartment with pleasant outlook.

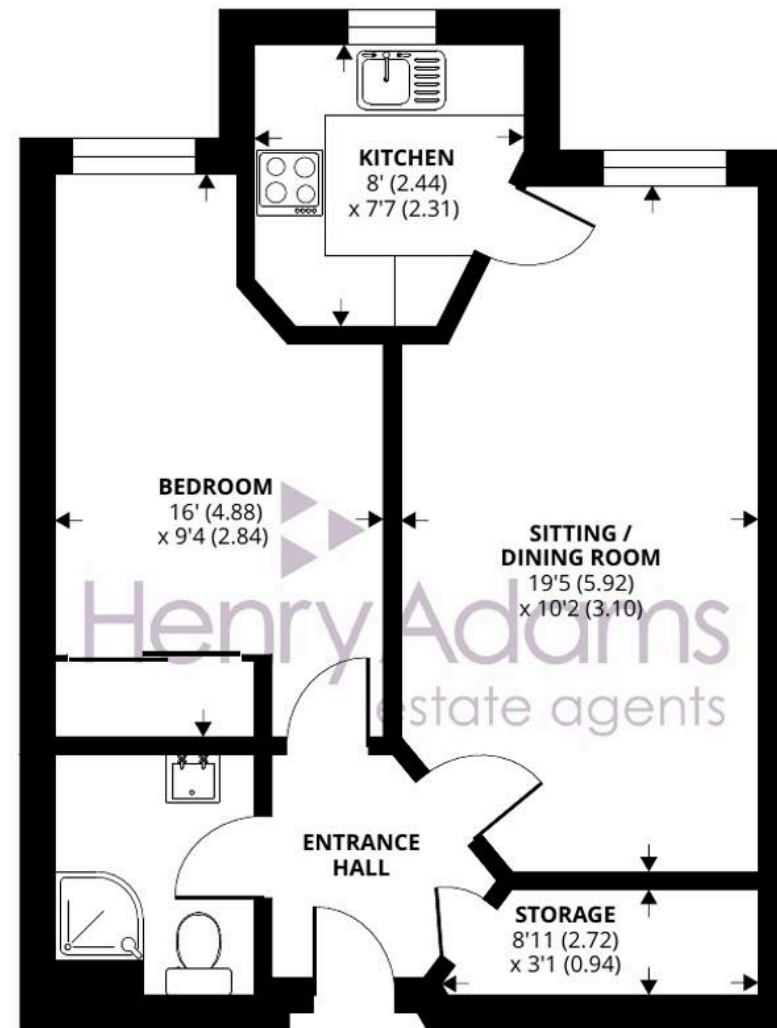
- Age restricted
- First floor
- Sitting room
- Double bedroom
- Kitchen
- Garden outlook
- Comprehensive range of communal facilities
- House manager

Situated on the first floor of a popular age restricted development on the outskirts of Chichester city centre, lies this one double bedroom flat. This particular property benefits from pleasant views over the communal gardens from the kitchen, sitting room and double bedroom. A shower/WC can also be found in the flat.

The house manager is on hand throughout the day to support the owners and keep the development in perfect shape as well as arranging many regular events in the owners' lounge from coffee mornings to games afternoons. A guest suite is available for your friends and family to stay in. In addition, you are entitled to use of the guest suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.





FIRST FLOOR

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



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

Leasehold - balance of a 125 year lease from 2008.

Service Charge - payment currently £1,733.82 every six months

Ground Rent - payment £439.10 every six months

Chichester District Council - 24/25 Tax Band B £1,730.64 EPC-B

Location - The property stands in this convenient position and is well placed for access to the city centre, St Richards Hospital and business retail park with Sainsburys and John Lewis. The city centre which 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.

From the top of North Street proceed in an easterly direction along Oaklands Way. At the roundabout, take the first exit into Spitalfield Lane. At the mini roundabout proceed straight over and St Richards Lodge is a short distance along on the left.
what3words - cages.soda.shut

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

